

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: North Greenwood / Area 5

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 629

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$100,200	\$155,400	\$255,600	\$277,000	92.3%	10.41%
2004 Value	\$106,400	\$166,300	\$272,700	\$277,000	98.4%	10.19%
Change	+\$6,200	+\$10,900	+\$17,100		+6.1%	-0.22%
% Change	+6.2%	+7.0%	+6.7%		+6.6%	-2.11%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -2.11% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$101,600	\$155,200	\$256,800
2004 Value	\$107,900	\$165,900	\$273,800
Percent Change	+6.2%	+6.9%	+6.6%

Number of one to three unit residences in the Population: 5781

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built before 1921 were assessed at a lower assessment level than other properties and needed a larger upward adjustment than other properties. Houses built after 1999 sold for just below the assessment level and were adjusted upward less than other properties. Properties with a lot size greater than 8500 square feet or had houses greater than grade 8 required no adjustment and receive a factor of 1.00.

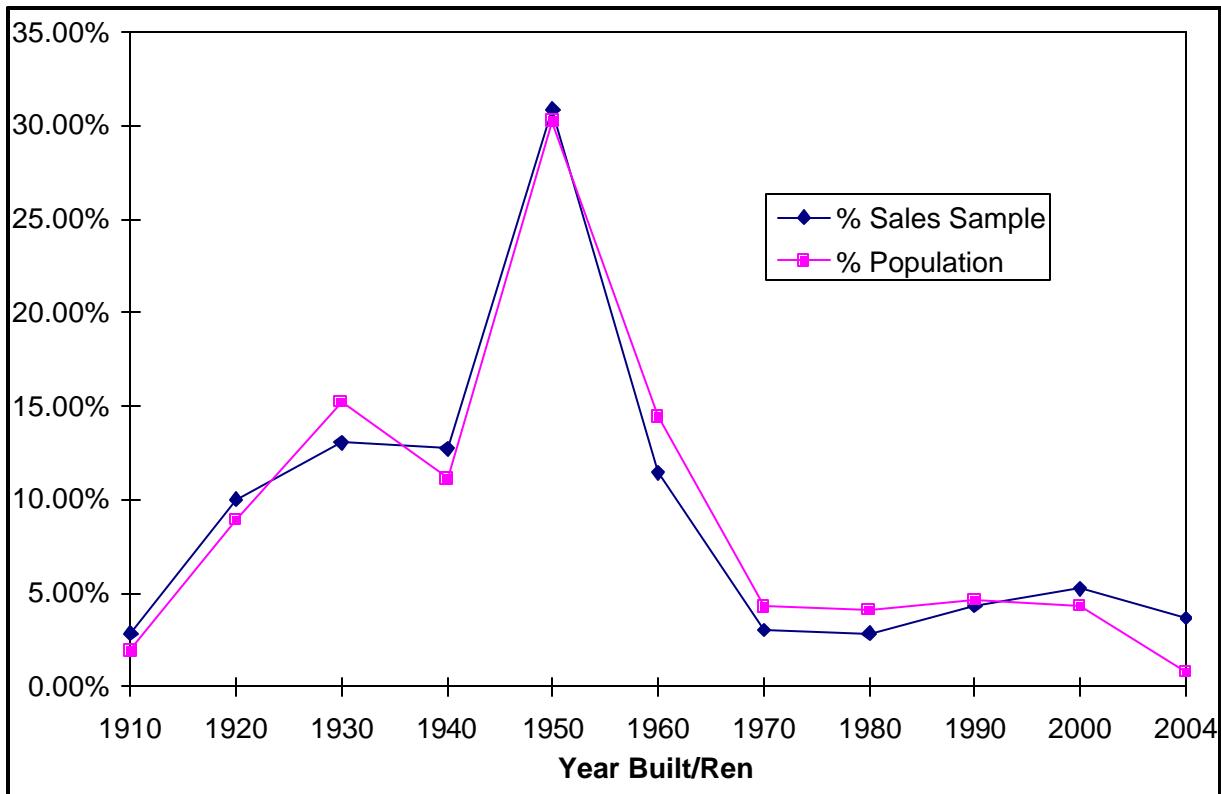
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	18	2.86%
1920	63	10.02%
1930	82	13.04%
1940	80	12.72%
1950	194	30.84%
1960	72	11.45%
1970	19	3.02%
1980	18	2.86%
1990	27	4.29%
2000	33	5.25%
2004	23	3.66%
	629	

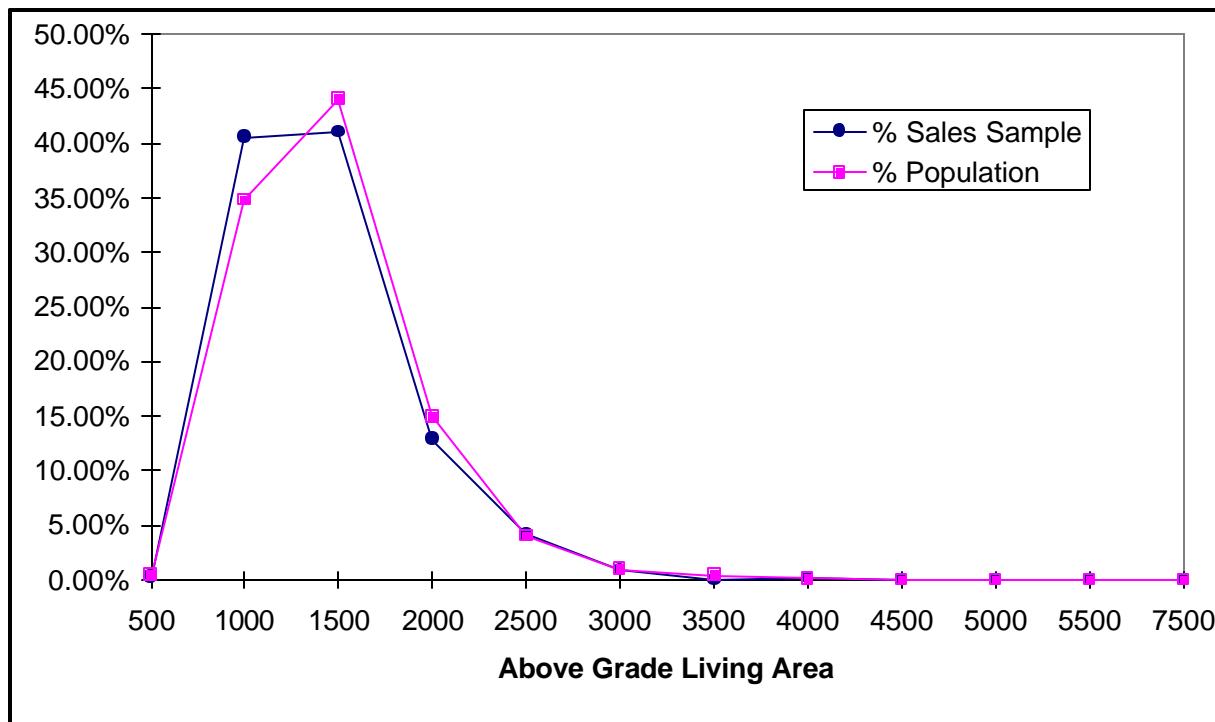
Population		
Year Built/Ren	Frequency	% Population
1910	111	1.92%
1920	516	8.93%
1930	879	15.20%
1940	643	11.12%
1950	1747	30.22%
1960	835	14.44%
1970	248	4.29%
1980	236	4.08%
1990	269	4.65%
2000	250	4.32%
2004	47	0.81%
	5781	



The sales sample frequency distribution follows the population distribution very closely with regard to Year Built Renovated. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

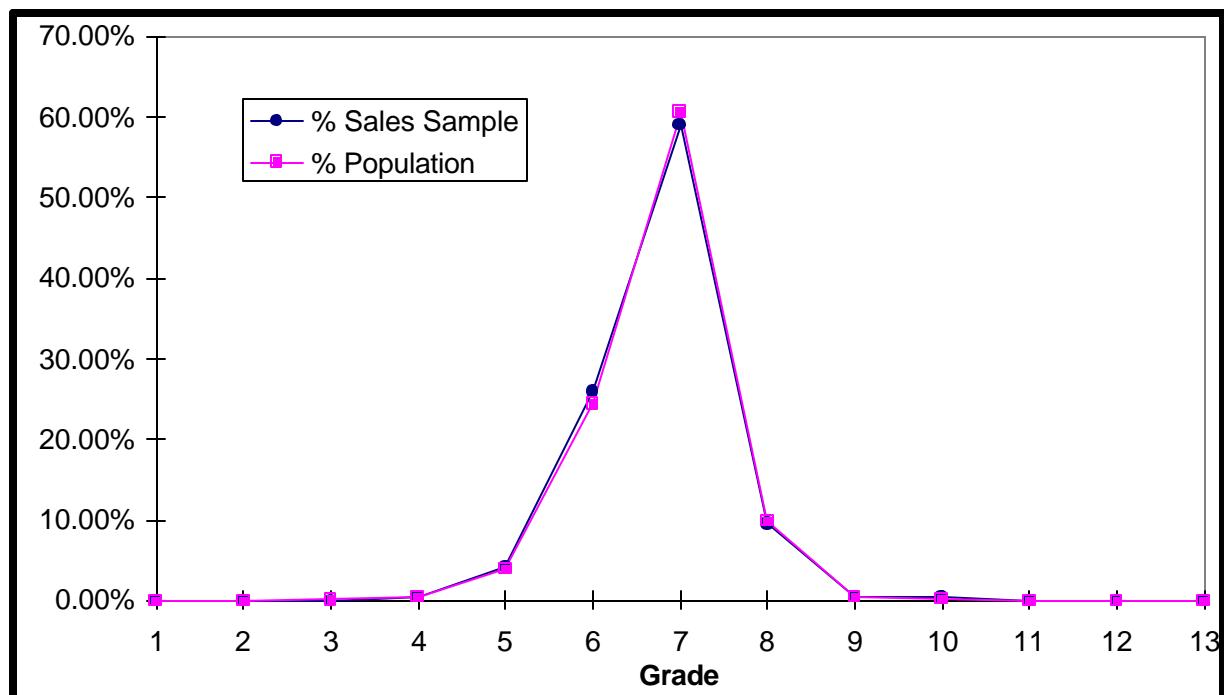
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	2	0.32%	500	28	0.48%
1000	255	40.54%	1000	2014	34.84%
1500	258	41.02%	1500	2544	44.01%
2000	81	12.88%	2000	865	14.96%
2500	26	4.13%	2500	236	4.08%
3000	6	0.95%	3000	57	0.99%
3500	0	0.00%	3500	25	0.43%
4000	1	0.16%	4000	8	0.14%
4500	0	0.00%	4500	3	0.05%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	1	0.02%
7500	0	0.00%	7500	0	0.00%
	629			5781	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

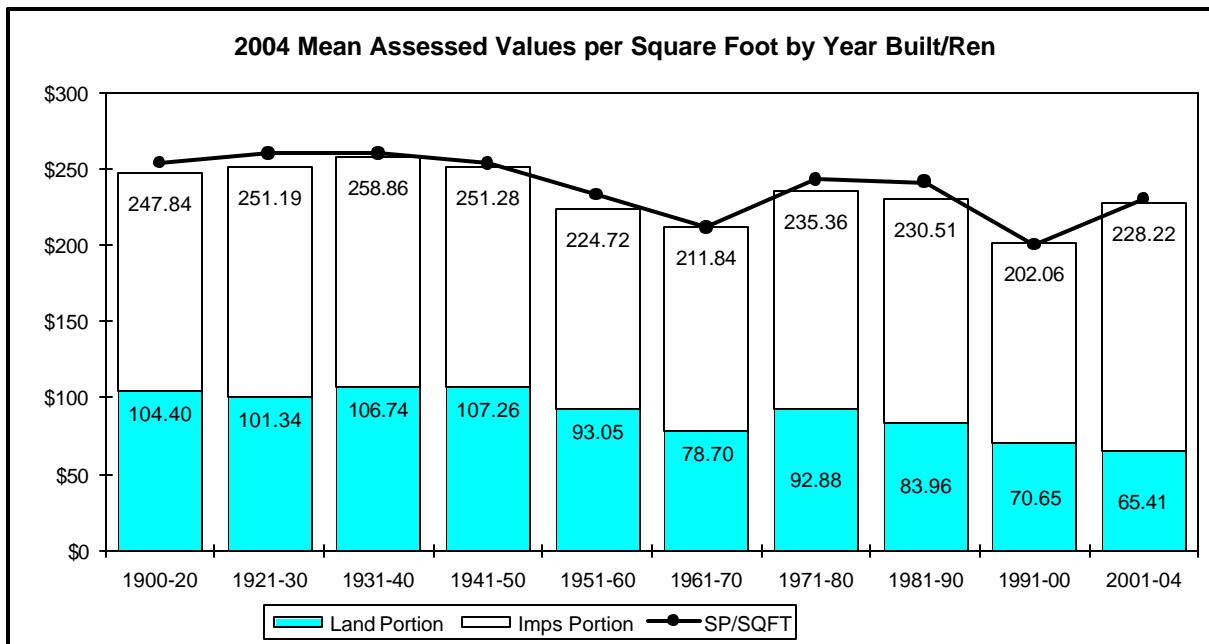
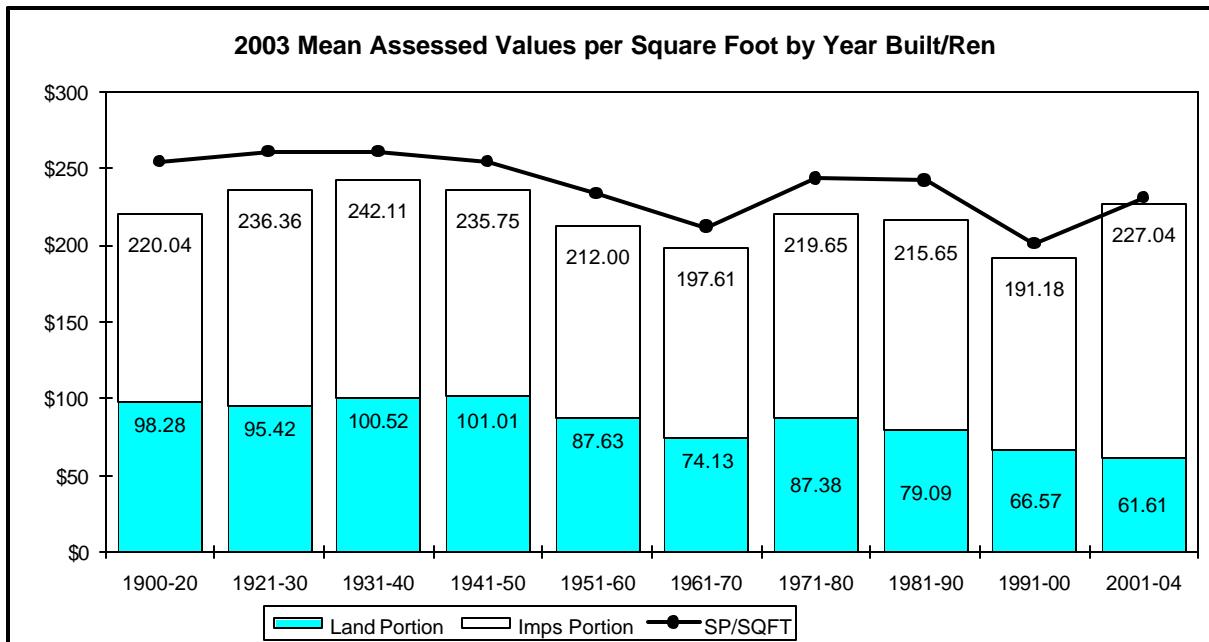
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	4	0.07%
4	3	0.48%	4	26	0.45%
5	26	4.13%	5	227	3.93%
6	163	25.91%	6	1412	24.42%
7	371	58.98%	7	3503	60.60%
8	60	9.54%	8	571	9.88%
9	3	0.48%	9	29	0.50%
10	3	0.48%	10	9	0.16%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	629			5781	



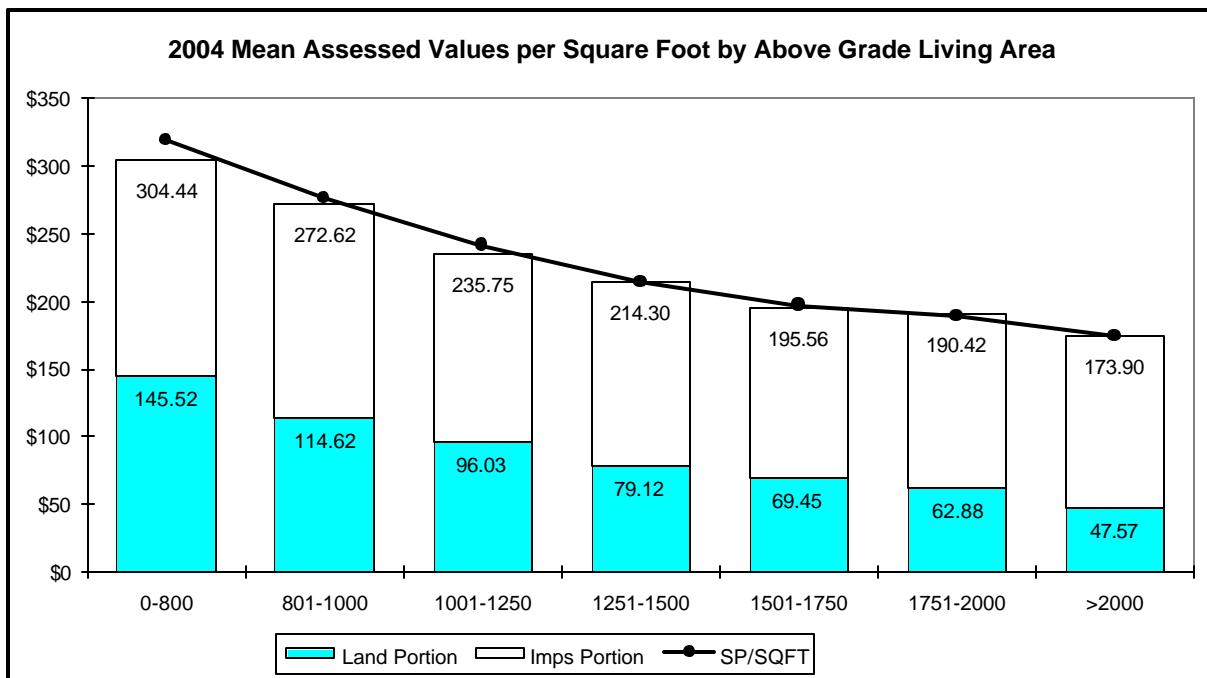
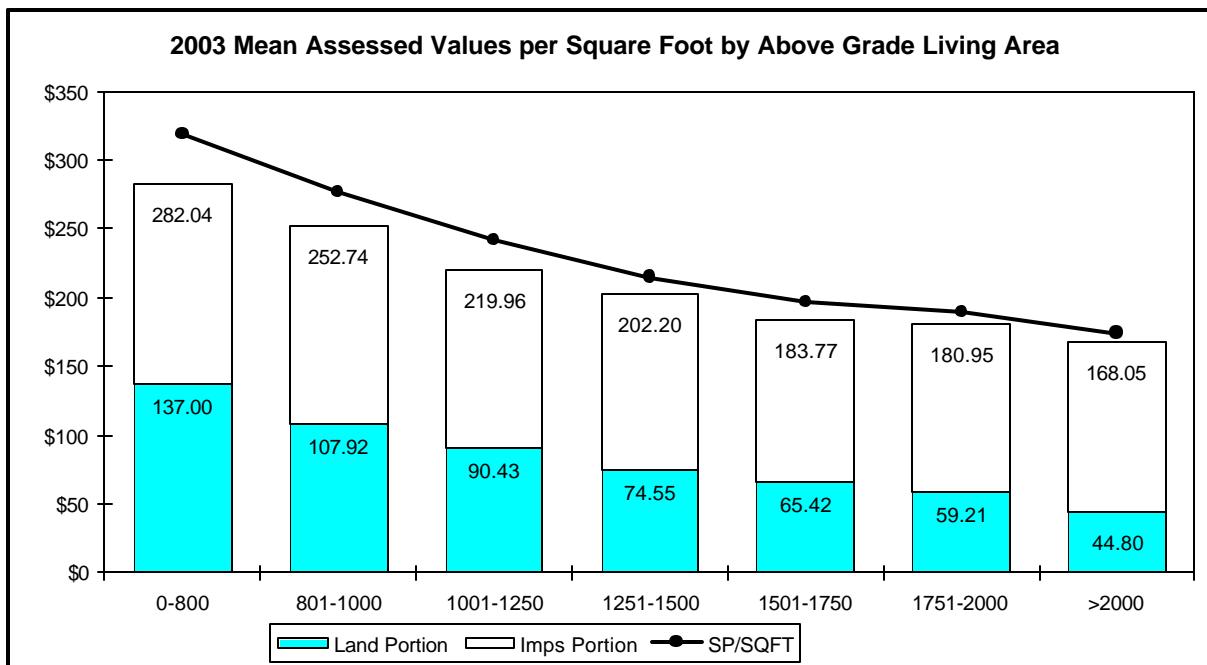
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



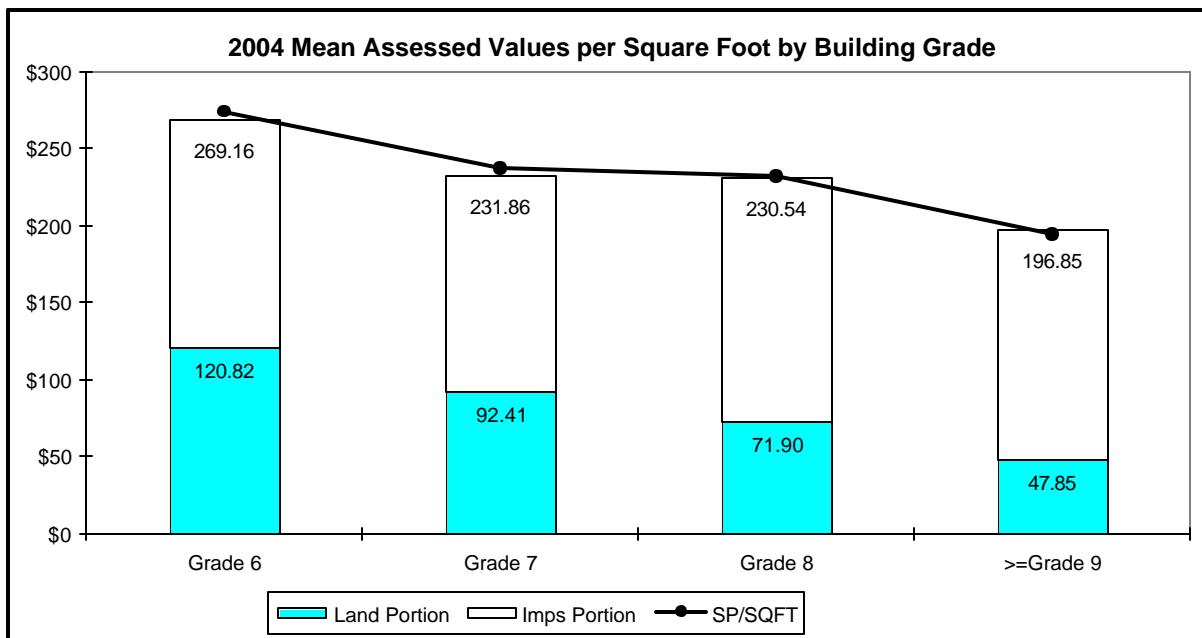
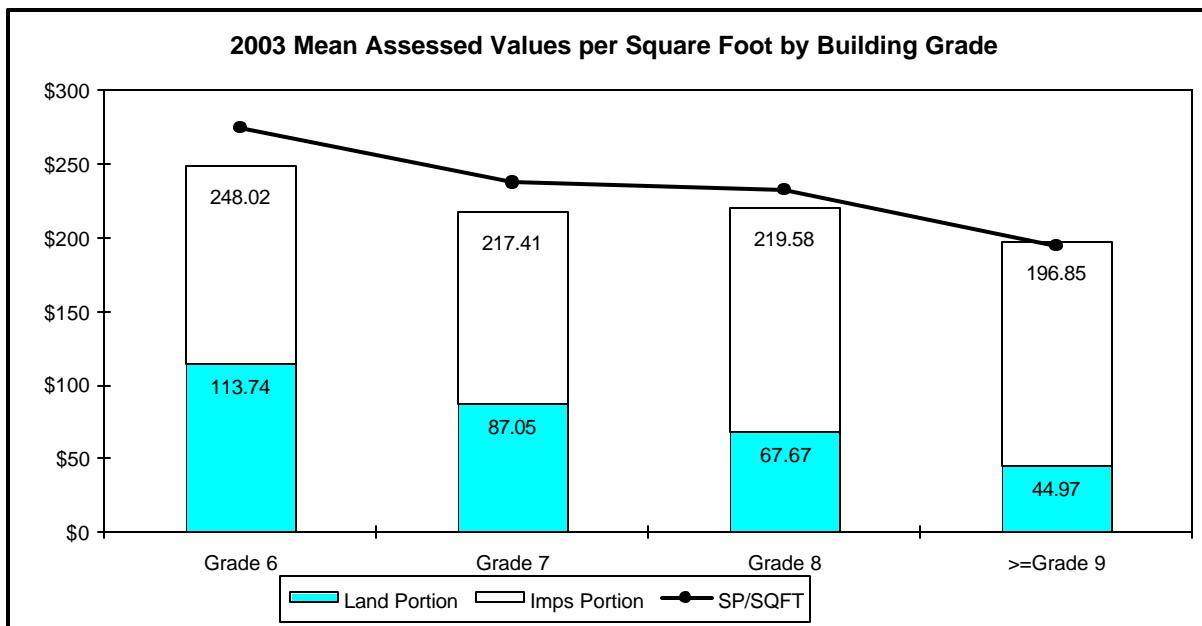
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the % change from the improved sales sample, a market adjustment for land values was derived. The formula is:

2004 Land Value = 2003 Land Value x 1.067, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 629 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, houses built before 1921 were assessed at a lower assessment level than other properties and needed a larger upward adjustment than other properties. Houses built after 1999 sold for just below the assessment level and were adjusted upward less than other properties. Properties with a lot size greater than 8500 square feet or had houses greater than grade 8 required no adjustment and receive a factor of 1.00.

The derived adjustment formula is:

$$\text{2004 Total Value} = \text{2003 Total Value} / (0.9314354) + (-.0519313 \text{ if the house was built before 1921}) + (0.06803547 \text{ if the house was built after 1999})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2004 Improvements Value} = \text{2004 Total Value} \text{ minus } \text{2004 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the Improvement % change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.067 – 2004 Land Value = New Improvement value).
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the Improvement % change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.067 – 2004 Land Value = New Improvement value).
 - * If the lot size is greater than 8500 square feet (Previous Total Value * 1.00 – 2004 Land Value = New Improvement value).
 - * If the building grade is greater than 8 (Previous Total Value * 1.00 – 2004 Land Value = New Improvement value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * If residential properties exist on commercially zoned land, apply the model.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 5 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

7.36%

Houses Built before 1921	Yes
% Adjustment	6.34%
Houses Built after 1999	Yes
% Adjustment	-7.31%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

Properties with a lot size greater than 8500 square feet or with a house grade greater than 8 will receive a factor of 1.00.

For instance, a parcel with a house built in 1911 would *approximately* receive a 13.70% upward adjustment (7.36% + 6.34%).

Parcels with a house built in 2001 would *approximately* receive a 0.05% upward adjustment (7.36% - 7.31%)

704 of the population of 1 to 3 family home parcels in the area will receive no change to the total value. There are 56 sales of this type of property.

4414 of the parcels in the population of 1 to 3 family home are adjusted by the overall alone. There are 470 sales of this type of property.

612 of the parcels in the population of 1 to 3 family home parcels are houses built before 1921. There are 81 sales of this type of property.

51 of the parcels in the population of 1 to 3 family home parcels are houses built after 1999. There are 28 sales of this type of property.

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
4	3	0.877	0.951	8.5%	0.545	1.358
5	26	0.869	0.960	10.5%	0.922	0.998
6	163	0.915	0.991	8.2%	0.974	1.007
7	371	0.921	0.981	6.5%	0.971	0.991
8	60	0.945	0.992	5.0%	0.967	1.017
>=9	6	1.020	1.020	0.0%	0.900	1.140
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1900-1910	18	0.847	0.952	12.4%	0.899	1.006
1911-1920	63	0.878	0.988	12.5%	0.960	1.016
1921-1930	82	0.911	0.967	6.1%	0.945	0.988
1931-1940	80	0.934	0.998	6.8%	0.974	1.021
1941-1950	194	0.933	0.993	6.4%	0.979	1.007
1951-1960	72	0.912	0.966	5.9%	0.941	0.991
1961-1970	19	0.933	1.000	7.2%	0.972	1.028
1971-1980	18	0.902	0.966	7.2%	0.901	1.032
1981-1990	27	0.909	0.968	6.4%	0.920	1.015
1991-1999	28	0.952	1.011	6.2%	0.979	1.042
>=2000	28	0.987	0.993	0.6%	0.967	1.019
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	469	0.922	0.983	6.5%	0.973	0.992
Good	142	0.919	0.986	7.2%	0.970	1.001
Very Good	18	0.958	1.028	7.2%	0.961	1.094
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	472	0.916	0.980	7.0%	0.971	0.989
1.5	95	0.923	0.989	7.1%	0.968	1.011
2	53	0.963	1.008	4.7%	0.981	1.035
>2	9	0.960	0.997	3.8%	0.932	1.062

Area 5 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

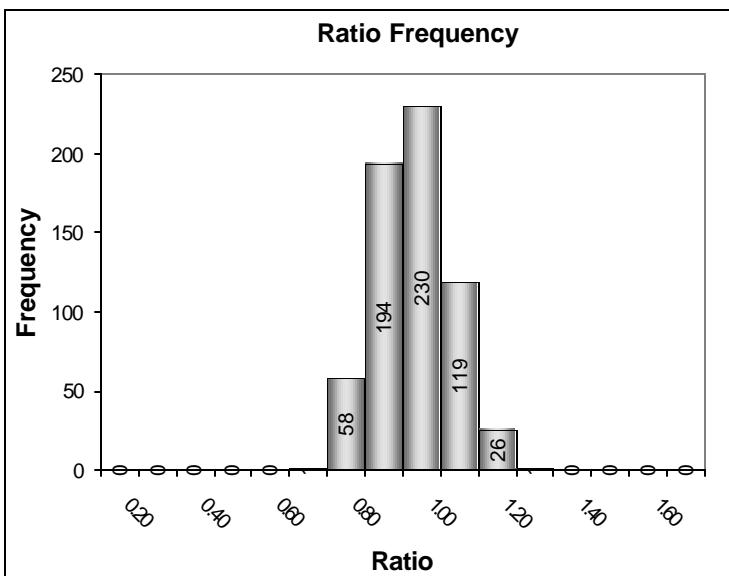
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	89	0.885	0.954	7.9%	0.934	0.974
0801-1000	168	0.913	0.985	7.9%	0.970	0.999
1001-1500	258	0.925	0.986	6.6%	0.973	0.999
1501-2000	81	0.939	0.996	6.1%	0.971	1.021
>2000	33	0.966	0.998	3.3%	0.966	1.030
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	615	0.922	0.984	6.7%	0.976	0.992
Yes	14	0.940	0.993	5.6%	0.941	1.045
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	629	0.923	0.984	6.7%	0.977	0.992
Yes	0	0	0	0	0	0
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	200	0.932	0.985	5.7%	0.971	0.999
4	77	0.913	0.967	5.9%	0.946	0.988
5	182	0.918	0.988	7.7%	0.974	1.003
8	170	0.919	0.988	7.5%	0.972	1.004
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	31	0.930	0.991	6.5%	0.961	1.021
3000-3999	52	0.909	0.979	7.7%	0.954	1.003
4000-4999	76	0.892	0.966	8.3%	0.944	0.988
5000-5999	129	0.926	0.995	7.5%	0.978	1.013
6000-6999	122	0.914	0.979	7.1%	0.960	0.998
7000-8500	167	0.935	1.002	7.2%	0.988	1.017
>8500	52	0.944	0.944	0.0%	0.911	0.976

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NW /Team 1	Lien Date: 01/01/2003	Date of Report: 3/31/2004	Sales Dates: 1/2002 - 12/2003
North Greewood / Area 5	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	629		
Mean Assessed Value	255,600		
Mean Sales Price	277,000		
Standard Deviation AV	59,316		
Standard Deviation SP	62,662		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.927		
Median Ratio	0.926		
Weighted Mean Ratio	0.923		
UNIFORMITY			
Lowest ratio	0.695		
Highest ratio:	1.205		
Coefficient of Dispersion	8.34%		
Standard Deviation	0.096		
Coefficient of Variation	10.41%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.916		
Upper limit	0.934		
95% Confidence: Mean			
Lower limit	0.920		
Upper limit	0.935		
SAMPLE SIZE EVALUATION			
N (population size)	5781		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.096		
Recommended minimum:	15		
Actual sample size:	629		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	317		
# ratios above mean:	312		
Z:	0.199		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



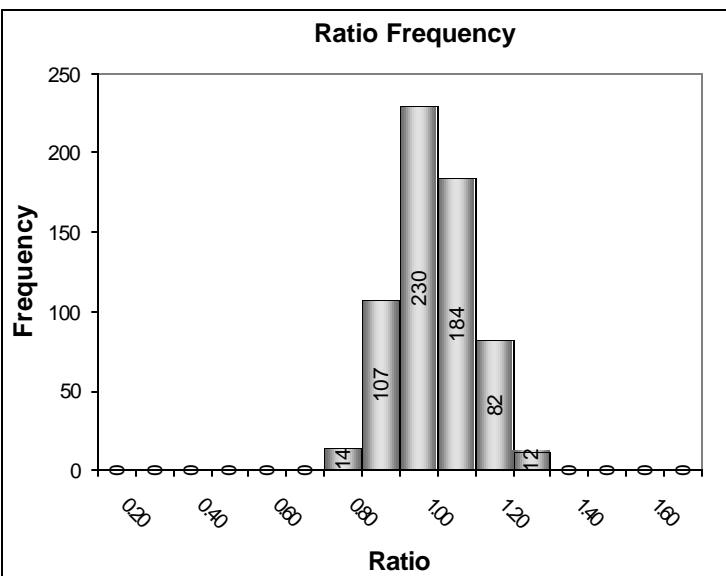
COMMENTS:

1 to 3 Unit Residences throughout area 5

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NW /Team 1	Lien Date: 01/01/2004	Date of Report: 3/31/2004	Sales Dates: 1/2002 - 12/2003
Area North Greewood / Area 5	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	629		
Mean Assessed Value	272,700		
Mean Sales Price	277,000		
Standard Deviation AV	58,629		
Standard Deviation SP	62,662		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.992		
Median Ratio	0.990		
Weighted Mean Ratio	0.984		
UNIFORMITY			
Lowest ratio	0.707		
Highest ratio:	1.290		
Coefficient of Dispersion	8.14%		
Standard Deviation	0.101		
Coefficient of Variation	10.19%		
Price Related Differential (PRD)	1.008		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.980		
<i>Upper limit</i>	0.997		
95% Confidence: Mean			
<i>Lower limit</i>	0.984		
<i>Upper limit</i>	1.000		
SAMPLE SIZE EVALUATION			
N (population size)	5781		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.101		
Recommended minimum:	16		
Actual sample size:	629		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	319		
# ratios above mean:	310		
<i>Z:</i>	0.359		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 5

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
002	440320	0255	2/7/02	\$188,500	600	0	5	1940	4	4960	N	N	10025 14TH AV NW	
002	440320	0265	11/11/03	\$198,000	610	0	5	1944	3	4960	N	N	10029 14TH AV NW	
002	891050	0135	5/13/03	\$230,000	900	0	5	1920	3	6300	N	N	11202 1ST AV NW	
002	914410	0390	6/21/02	\$219,950	760	0	6	1947	3	7500	N	N	9535 12TH AV NW	
002	186240	0115	8/22/02	\$225,000	820	0	6	1940	3	8100	N	N	9247 12TH AV NW	
002	730890	0115	11/24/03	\$309,950	830	830	6	1939	3	5185	N	N	12215 PALATINE AV N	
002	242603	9185	10/7/03	\$245,000	830	0	6	1949	3	6600	N	N	13244 1ST AV NW	
002	010600	0300	12/3/03	\$231,500	840	0	6	1948	3	7830	N	N	10043 8TH AV NW	
002	010600	0165	10/25/02	\$230,000	840	0	6	1948	3	8168	N	N	10021 DIBBLE AV NW	
002	186240	0122	7/5/02	\$208,000	840	0	6	1945	3	5400	N	N	9240 13TH AV NW	
002	198020	0365	9/15/03	\$243,000	840	440	6	1937	3	8100	N	N	124 NW 143RD ST	
002	201630	0031	7/31/03	\$256,000	850	0	6	1936	3	7591	N	N	10045 13TH AV NW	
002	010600	0275	7/24/02	\$248,850	860	0	6	1948	3	8100	N	N	10315 8TH AV NW	
002	186240	0106	4/9/03	\$243,900	940	0	6	1940	3	5440	N	N	1223 NW 95TH ST	
002	914410	0017	12/23/03	\$250,000	960	0	6	1942	3	8778	N	N	9521 MARY AV NW	
002	010600	0075	5/28/03	\$223,400	1040	0	6	1948	3	8105	N	N	9717 8TH AV NW	
002	010600	0020	1/17/02	\$244,750	1090	0	6	1948	3	8068	N	N	9723 DIBBLE AV NW	
002	010600	0310	6/4/03	\$235,000	1180	0	6	1948	3	7830	N	N	10031 8TH AV NW	
002	010600	0015	9/10/02	\$269,950	1190	0	6	1948	3	8065	N	N	9729 DIBBLE AV NW	
002	010600	0290	8/25/03	\$258,950	1370	0	6	1948	3	8100	N	N	10063 8TH AV NW	
002	914410	0036	9/4/03	\$296,500	1530	0	6	1938	3	9576	N	N	9537 MARY AV NW	
002	440320	0215	12/10/03	\$280,000	720	500	7	1947	3	4960	N	N	10010 MARY AV NW	
002	682510	0040	8/12/03	\$288,500	740	220	7	1942	3	6800	N	N	916 NW 97TH ST	
002	914410	0287	12/23/03	\$320,000	800	800	7	1950	4	8910	N	N	9721 13TH AV NW	
002	362603	9262	6/16/03	\$276,000	820	0	7	1949	3	7200	N	N	915 NW 105TH ST	
002	682410	0185	5/8/03	\$254,950	820	200	7	1947	3	6400	N	N	938 NW 96TH ST	
002	515120	0155	11/19/03	\$230,000	850	0	7	1940	3	4739	N	N	13745 PALATINE AV N	
002	682410	0045	2/27/02	\$255,000	860	0	7	1951	3	6400	N	N	847 NW 97TH ST	
002	201630	0061	10/21/03	\$280,000	870	0	7	1945	3	7681	N	N	10004 13TH AV NW	
002	676620	0045	11/8/02	\$285,000	880	300	7	1947	3	6210	N	N	9517 12TH AV NW	

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	010600	0245	4/3/03	\$317,000	900	480	7	1949	4	8099	N	N	10306 9TH AV NW
002	682510	0015	10/23/03	\$292,000	910	590	7	1942	3	6800	N	N	944 NW 97TH ST
002	914410	0088	5/28/02	\$226,000	920	0	7	1942	3	6650	N	N	9733 MARY AV NW
002	362603	9277	6/28/02	\$220,000	920	0	7	1940	5	5280	N	N	945 NW 96TH ST
002	186240	0132	9/3/02	\$206,000	930	0	7	1952	3	5400	N	N	9234 13TH AV NW
002	362603	9183	5/20/03	\$250,000	930	460	7	1940	4	6552	N	N	125 N 105TH ST
002	891050	0160	10/8/03	\$323,000	940	820	7	1914	4	7602	N	N	11225 PALATINE AV N
002	010600	0260	6/10/03	\$268,500	940	180	7	1950	3	8129	N	N	10324 9TH AV NW
002	198020	0190	4/23/02	\$297,500	960	0	7	1930	3	8981	N	N	102 N 144TH ST
002	891050	0042	3/21/02	\$245,000	960	480	7	1959	3	16350	N	N	11310 3RD AV NW
002	730890	0640	8/1/03	\$325,000	970	480	7	1946	3	7908	N	N	12002 1ST AV NW
002	362603	9147	7/24/02	\$375,000	980	800	7	1977	3	7658	N	N	10309 MARY AV NW
002	758620	0020	7/10/03	\$220,000	1000	0	7	1948	3	6050	N	N	143 NW 103RD ST
002	092400	0075	6/10/02	\$256,000	1000	800	7	1941	4	8370	N	N	13235 2ND AV NW
002	113900	0810	10/1/03	\$341,000	1020	1020	7	1960	3	10000	N	N	10544 1ST AV NW
002	113900	0810	9/4/02	\$318,000	1020	1020	7	1960	3	10000	N	N	10544 1ST AV NW
002	949820	0082	5/8/03	\$285,000	1020	670	7	1947	3	6804	N	N	10313 12TH AV NW
002	949820	0005	6/23/03	\$289,950	1030	0	7	1950	3	6930	N	N	10352 14TH AV NW
002	442760	0135	3/26/03	\$272,450	1030	0	7	1953	3	6400	N	N	10702 4TH AV NW
002	206710	0015	6/14/02	\$228,500	1030	0	7	1949	3	8100	N	N	205 NW 132ND ST
002	074800	0125	4/17/02	\$239,000	1030	430	7	1935	3	5985	N	N	103 N 143RD ST
002	113900	0690	11/6/03	\$363,000	1040	1040	7	1948	3	9241	N	N	10554 2ND AV NW
002	074800	0290	7/1/02	\$234,000	1040	0	7	1946	3	8100	N	N	14046 2ND AV NW
002	268060	0015	2/11/02	\$232,000	1040	1040	7	1950	3	8160	N	N	12546 3RD AV NW
002	442760	0130	9/19/03	\$300,000	1050	0	7	1953	3	6500	N	N	10708 4TH AV NW
002	730890	0400	3/15/02	\$249,950	1050	630	7	1940	4	7680	N	N	12026 3RD AV NW
002	914410	0195	7/3/03	\$300,000	1060	0	7	1941	3	5632	N	N	9520 MARY AV NW
002	949820	0056	10/16/03	\$240,000	1060	0	7	1949	3	6930	N	N	10358 13TH AV NW
002	891050	0139	4/22/03	\$272,000	1070	0	7	1952	5	7396	N	N	116 N 112TH ST
002	530320	0020	12/13/02	\$279,950	1070	220	7	1946	3	6605	N	N	11633 1ST AV NW
002	074800	0145	3/13/02	\$237,000	1070	0	7	1951	3	6678	N	N	14035 PALATINE AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	914410	0317	3/28/02	\$265,000	1070	0	7	1952	3	7410	N	N	1217 NW 100TH ST
002	949820	0080	2/13/02	\$265,000	1070	530	7	1947	3	6930	N	N	10309 12TH AV NW
002	362603	9362	5/14/02	\$284,500	1080	0	7	1900	4	8080	N	N	9514 12TH AV NW
002	530320	0070	7/28/03	\$380,000	1080	900	7	1942	4	7800	N	N	11609 1ST AV NW
002	291820	0150	10/30/02	\$240,000	1080	0	7	1947	3	8134	N	N	128 N 136TH ST
002	914410	0176	11/19/02	\$275,000	1110	0	7	1950	3	8100	N	N	9541 14TH AV NW
002	076700	0135	11/26/02	\$255,000	1110	200	7	1997	3	2333	N	N	336 NW 103RD ST
002	076700	0131	2/6/02	\$240,000	1110	200	7	1997	3	2225	N	N	344 NW 103RD ST
002	391840	0035	11/15/02	\$285,000	1120	470	7	1951	3	7936	N	N	11730 PALATINE AV N
002	291820	0050	6/5/03	\$224,950	1120	0	7	1945	3	8134	N	N	135 N 136TH ST
002	242603	9021	8/27/02	\$265,000	1130	700	7	1952	3	10500	N	N	13015 2ND AV NW
002	682410	0135	10/27/03	\$267,500	1140	0	7	1942	3	6400	N	N	929 NW 97TH ST
002	615490	0165	4/26/02	\$301,000	1140	350	7	1949	3	6030	N	N	909 NW 103RD ST
002	792260	0025	7/18/03	\$429,500	1150	800	7	1948	3	7200	N	N	10332 12TH AV NW
002	515120	0280	5/13/02	\$252,000	1150	0	7	1950	4	6750	N	N	13739 1ST AV NW
002	552260	0050	11/14/02	\$249,777	1150	0	7	1950	3	6700	N	N	10017 11TH AV NW
002	074800	0060	12/9/03	\$311,000	1160	1160	7	1961	3	7200	N	N	14008 PALATINE AV N
002	615490	0005	5/21/03	\$353,000	1160	750	7	1946	3	7102	N	N	10328 12TH AV NW
002	515120	0180	5/8/03	\$330,000	1170	1170	7	1947	4	7484	N	N	13715 PALATINE AV N
002	515120	0230	9/9/02	\$289,500	1180	0	7	1940	5	6772	N	N	13730 1ST AV NW
002	615490	0105	4/23/03	\$387,500	1190	1190	7	1948	3	7102	N	N	10316 11TH AV NW
002	914410	0366	8/5/03	\$330,100	1200	0	7	1952	3	7800	N	N	9602 13TH AV NW
002	291820	0076	3/14/03	\$295,000	1200	240	7	1947	3	6224	N	N	13536 1ST AV NW
002	914410	0375	5/20/02	\$265,500	1200	0	7	1955	3	5880	N	N	9546 13TH AV NW
002	730890	0180	11/27/02	\$285,000	1200	950	7	1950	4	7718	N	N	12246 2ND AV NW
002	616690	0007	5/14/02	\$322,950	1210	590	7	2001	3	2963	N	N	13260 2ND AV NW
002	914410	0335	3/18/03	\$264,950	1220	0	7	1955	3	7920	N	N	9710 13TH AV NW
002	337490	0010	12/4/03	\$309,000	1240	0	7	1948	3	8121	N	N	150 NW 135TH PL
002	186240	0021	3/4/03	\$331,000	1250	600	7	1942	3	8100	N	N	9238 15TH AV NW
002	344200	0115	5/13/02	\$237,000	1250	0	7	1955	3	5021	N	N	10312 3RD AV NW
002	362603	9233	9/10/02	\$309,500	1250	890	7	1947	4	7950	Y	N	926 NW 95TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	730890	0350	8/20/03	\$300,000	1260	330	7	1941	3	7712	N	N	12233 2ND AV NW
002	638050	0050	10/14/03	\$305,000	1260	420	7	1951	3	7691	N	N	11750 1ST AV NW
002	914410	0348	4/2/03	\$354,000	1270	700	7	1989	3	7236	N	N	9629 12TH AV NW
002	914410	0046	2/12/03	\$309,950	1270	800	7	1949	3	7788	N	N	9617 MARY AV NW
002	074800	0335	7/31/02	\$275,500	1280	0	7	1936	4	8100	N	N	14021 2ND AV NW
002	076700	0133	8/7/02	\$264,000	1280	260	7	1997	3	2500	N	N	340 NW 103RD ST
002	515120	0305	3/19/02	\$266,750	1290	0	7	1942	3	6750	N	N	13713 1ST AV NW
002	914410	0386	6/25/02	\$302,500	1290	0	7	1950	3	11400	N	N	9534 13TH AV NW
002	440320	0285	9/11/03	\$300,000	1290	640	7	1973	3	4960	N	N	10045 14TH AV NW
002	362603	9144	10/16/02	\$333,000	1300	950	7	1956	3	7425	N	N	9722 12TH AV NW
002	730890	0525	7/23/02	\$299,950	1300	200	7	1937	3	7679	N	N	12022 2ND AV NW
002	914410	0196	4/5/02	\$284,950	1310	0	7	1941	3	5632	N	N	9516 MARY AV NW
002	515120	0465	6/26/02	\$243,000	1310	220	7	1940	4	6750	N	N	13728 3RD AV NW
002	010700	0114	3/19/03	\$265,000	1340	410	7	1950	3	6035	N	N	10064 8TH AV NW
002	440320	0180	9/2/03	\$426,500	1350	400	7	1947	3	7440	N	N	10034 MARY AV NW
002	638050	0106	10/27/03	\$299,950	1350	0	7	1940	3	7568	N	N	11750 2ND AV NW
002	442760	0020	10/17/02	\$317,500	1350	840	7	1992	3	9261	Y	N	10735 5TH AV NW
002	074800	0185	2/14/02	\$255,450	1360	0	7	1934	4	8100	N	N	14006 1ST AV NW
002	891050	0110	9/15/03	\$361,000	1380	500	7	1925	3	7560	N	N	11226 1ST AV NW
002	362603	9080	2/12/02	\$279,000	1380	0	7	1923	5	9711	N	N	213 NW 105TH ST
002	914410	0126	1/15/03	\$277,000	1390	0	7	1940	3	8910	N	N	9728 MARY AV NW
002	074800	0235	3/26/03	\$274,950	1400	0	7	1951	3	8100	N	N	14021 1ST AV NW
002	914410	0167	5/23/03	\$269,000	1410	0	7	1952	3	8910	N	N	9611 14TH AV NW
002	242603	9198	10/22/02	\$325,000	1420	420	7	1955	3	6365	N	N	209 NW 131ST ST
002	074800	0390	5/13/03	\$256,000	1420	0	7	1952	3	8100	N	N	14046 3RD AV NW
002	949820	0016	11/20/02	\$259,000	1420	0	7	1950	3	6930	N	N	10326 14TH AV NW
002	113900	0840	7/20/03	\$270,000	1420	200	7	1942	3	7500	N	N	10520 1ST AV NW
002	915810	0195	9/27/02	\$286,500	1430	1110	7	1947	3	9779	Y	N	12704 PALATINE AV N
002	186240	0010	10/21/02	\$298,700	1450	200	7	1941	4	6360	N	N	9250 15TH AV NW
002	730890	0765	4/11/02	\$280,000	1460	600	7	1951	3	9229	N	N	12035 GREENWOOD AV N
002	362603	9275	7/16/03	\$351,000	1470	530	7	1957	3	7200	N	N	909 NW 105TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	113900	0279	9/16/03	\$352,000	1480	1220	7	1949	3	8812	N	N	10703 1ST AV NW
002	687780	0030	8/16/02	\$300,000	1490	1080	7	1948	3	8160	N	N	12527 2ND AV NW
002	076700	0156	8/22/03	\$240,000	1500	0	7	1999	3	1353	N	N	323 NW 103RD ST
002	247450	0070	7/2/02	\$277,500	1500	0	7	1953	3	7085	N	N	805 NW 107TH ST
002	076700	0157	12/16/03	\$239,950	1500	0	7	1999	3	1314	N	N	321 NW 103RD ST
002	362603	9312	11/4/03	\$329,000	1510	0	7	1958	3	6712	N	N	10331 14TH AV NW
002	915760	0095	5/16/02	\$299,000	1540	0	7	1945	3	8160	N	N	12708 2ND AV NW
002	730890	0325	5/12/03	\$370,000	1540	600	7	1941	3	8079	N	N	12203 2ND AV NW
002	914410	0319	2/13/02	\$302,000	1540	0	7	1956	3	8640	N	N	9731 12TH AV NW
002	113900	0020	3/11/03	\$295,100	1540	420	7	1924	4	7560	N	N	10738 PALATINE AV N
002	113900	0400	10/18/02	\$331,000	1550	0	7	1922	3	10080	N	N	220 NW 107TH ST
002	198020	0385	5/24/02	\$389,950	1550	0	7	1940	5	6499	N	N	210 NW 143RD ST
002	730890	0240	3/6/03	\$344,000	1550	260	7	1936	4	7710	N	N	12227 1ST AV NW
002	440320	0280	4/16/02	\$308,000	1550	0	7	1960	3	7479	N	N	10041 14TH AV NW
002	730890	0330	4/25/02	\$355,000	1580	0	7	1937	4	7702	N	N	12211 2ND AV NW
002	616690	0030	3/12/02	\$261,973	1610	0	7	1947	4	9715	N	N	13224 2ND AV NW
002	010800	0125	7/10/03	\$360,500	1650	0	7	1953	3	10800	N	N	10109 3RD AV NW
002	010800	0105	4/29/03	\$317,000	1650	0	7	1953	3	7700	N	N	415 NW 101ST ST
002	010700	0020	10/23/03	\$300,000	1650	0	7	1950	3	6429	N	N	10441 ALDERBROOK PL NW
002	914410	0135	12/15/03	\$399,950	1650	990	7	1949	4	8910	N	N	9709 14TH AV NW
002	515120	0260	6/9/03	\$287,000	1650	0	7	1947	4	6750	N	N	103 NW 140TH ST
002	186240	0050	9/5/02	\$299,950	1660	170	7	1940	4	8100	N	N	9258 MARY AV NW
002	322320	0050	2/6/03	\$292,500	1670	790	7	1944	3	6250	N	N	11513 PALATINE AV N
002	891050	0669	3/6/02	\$342,500	1680	0	7	1925	3	7686	N	N	11055 PALATINE AV N
002	198020	0204	9/24/03	\$439,000	1720	0	7	1949	3	6323	N	N	101 N 144TH ST
002	682410	0160	3/12/02	\$297,000	1730	310	7	1947	3	8040	N	N	9618 12TH AV NW
002	074800	0220	5/21/03	\$290,000	1740	0	7	1990	3	8100	N	N	14041 1ST AV NW
002	891050	0195	11/12/03	\$314,900	1750	250	7	1917	3	7373	N	N	11238 PALATINE AV N
002	949820	0040	7/1/03	\$345,000	1830	0	7	1990	3	6930	N	N	10329 13TH AV NW
002	074800	0215	2/11/03	\$262,500	1880	0	7	1951	3	8100	N	N	14047 1ST AV NW
002	914410	0145	2/11/03	\$334,650	1911	0	7	1928	4	9570	N	N	9703 14TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	362603	9205	8/20/03	\$365,000	1920	1400	7	1941	5	11872	N	N	10327 14TH AV NW
002	730890	0200	9/17/02	\$334,000	1960	0	7	1948	3	7707	N	N	12222 2ND AV NW
002	741420	0015	9/11/02	\$295,000	2060	0	7	1953	4	8040	N	N	10345 DIBBLE AV NW
002	515120	0480	4/29/03	\$300,600	2100	0	7	1945	3	6750	N	N	13742 3RD AV NW
002	515120	0250	6/21/02	\$332,500	2230	0	7	1941	4	10276	N	N	13756 1ST AV NW
002	552260	0075	11/23/02	\$305,000	1090	610	8	1951	3	6700	N	N	10016 11TH AV NW
002	730940	0020	10/24/03	\$315,000	1110	870	8	1950	3	5700	N	N	12211 GREENWOOD AV N
002	391840	0152	4/25/02	\$316,500	1260	190	8	1948	3	8156	Y	N	209 N 117TH ST
002	268060	0040	10/28/02	\$260,000	1270	500	8	1953	3	8160	N	N	12514 3RD AV NW
002	362603	9186	10/24/02	\$315,000	1300	600	8	1963	3	6955	N	N	904 NW 97TH ST
002	638050	0145	2/20/02	\$360,750	1320	500	8	1929	4	7695	N	N	11732 3RD AV NW
002	758620	0050	1/28/02	\$312,000	1320	1320	8	1925	3	5974	N	N	10124 3RD AV NW
002	362603	9172	3/5/02	\$395,000	1330	450	8	1940	3	6000	N	N	10360 15TH AV NW
002	730890	0375	2/19/03	\$305,000	1340	300	8	1947	3	8097	N	N	12056 3RD AV NW
002	730890	0025	1/8/03	\$359,000	1350	720	8	1947	3	7044	Y	N	12224 PALATINE AV N
002	287460	0115	3/24/03	\$349,500	1360	0	8	1953	3	14701	N	N	10720 9TH AV NW
002	891050	0586	9/23/03	\$395,000	1360	940	8	1977	3	7560	N	N	11015 1ST AV NW
002	287460	0110	4/4/02	\$290,000	1370	0	8	1953	3	15771	N	N	10728 9TH AV NW
002	730890	0605	12/5/02	\$379,000	1390	80	8	1931	4	6290	N	N	12038 1ST AV NW
002	730890	0255	11/4/02	\$320,000	1390	800	8	1951	3	7718	N	N	12245 1ST AV NW
002	552260	0175	8/18/03	\$397,888	1450	1030	8	1954	3	6450	Y	N	9726 11TH AV NW
002	730890	0380	6/23/03	\$324,500	1510	200	8	1950	3	7692	N	N	12050 3RD AV NW
002	730890	0380	8/5/02	\$285,000	1510	200	8	1950	3	7692	N	N	12050 3RD AV NW
002	914410	0116	10/27/03	\$349,950	1530	850	8	1963	3	6498	N	N	1419 NW 100TH ST
002	287460	0205	6/19/03	\$495,000	1540	1400	8	1955	4	6300	N	N	10526 11TH AV NW
002	287460	0405	9/24/03	\$370,000	1540	1040	8	1953	3	6300	N	N	928 NW 105TH ST
002	291820	0180	5/8/02	\$382,500	1560	0	8	1927	4	10165	N	N	102 N 136TH ST
002	287460	0005	5/7/03	\$364,600	1580	770	8	1952	3	6656	N	N	10501 11TH AV NW
002	074800	0365	12/30/02	\$292,500	1630	0	8	1958	3	8100	N	N	14012 3RD AV NW
002	287460	0040	7/23/02	\$432,000	1710	1210	8	1956	3	6300	N	N	10545 11TH AV NW
002	914410	0058	12/10/02	\$300,000	1730	0	8	1955	3	7920	N	N	9627 MARY AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	287460	0210	7/21/03	\$450,000	1760	1400	8	1954	3	6300	N	N	10532 11TH AV NW
002	730890	0385	2/28/03	\$320,000	1800	200	8	1946	3	7789	N	N	12040 3RD AV NW
002	891050	0331	10/24/02	\$430,000	2110	680	8	1986	3	10965	N	N	230 NW 112TH ST
002	198020	0310	8/12/02	\$569,950	2270	700	8	2002	3	8100	N	N	141 NW 144TH ST
002	010600	0085	1/28/02	\$390,000	2360	0	8	2002	3	8100	N	N	9722 DIBBLE AV NW
002	113900	0915	10/13/03	\$445,000	2390	390	8	1925	4	7500	N	N	201 N 107TH ST
002	515300	0135	1/31/02	\$449,500	2430	850	8	1996	3	7747	Y	N	12509 1ST AV NE
002	515120	0150	4/29/02	\$469,950	2790	0	8	2001	3	6769	N	N	13747 PALATINE AV N
002	198020	0384	9/29/03	\$639,950	3620	0	8	2003	3	6499	N	N	206 NW 143RD ST
002	914410	0358	12/22/03	\$525,000	2300	0	9	1995	3	8910	N	N	9620 13TH AV NW
002	730890	0387	3/20/02	\$405,000	2410	0	9	2001	3	7584	N	N	12036 3RD AV NW
002	198020	0015	3/17/03	\$525,000	2660	870	9	2000	3	7202	N	N	121 NW 145TH ST
002	198020	0005	5/14/03	\$507,000	2540	0	10	1988	3	7506	N	N	127 NW 145TH ST
002	252603	9218	5/17/02	\$520,000	2860	0	10	1998	3	13737	N	N	10821 8TH AV NW
002	515120	0445	10/2/03	\$557,000	2940	0	10	2000	3	6750	N	N	13708 3RD AV NW
004	614010	0105	1/22/03	\$181,000	730	0	5	1947	3	7761	N	N	11741 PHINNEY AV N
004	614060	0200	9/29/03	\$210,000	980	0	5	1915	3	7200	N	N	11517 N PARK AV
004	614060	0330	5/3/02	\$230,000	700	0	6	1927	4	4745	N	N	11702 N PARK AV
004	614160	0225	3/5/03	\$214,500	710	0	6	1926	4	6103	N	N	12224 N PARK AV
004	614060	0260	4/16/03	\$259,150	740	0	6	1926	4	8698	N	N	11520 N PARK AV
004	192604	9246	10/14/03	\$230,000	790	0	6	1951	3	8050	Y	N	12702 FREMONT AV N
004	614110	0260	6/17/02	\$246,000	800	310	6	1946	3	6579	N	N	12037 DAYTON AV N
004	701720	0120	10/29/02	\$201,500	930	0	6	1939	3	5077	N	N	11026 FREMONT AV N
004	614010	0205	12/10/03	\$250,000	990	0	6	1940	3	7234	N	N	11539 PHINNEY AV N
004	614010	0745	10/8/03	\$234,000	990	0	6	1933	4	7983	N	N	11508 EVANSTON AV N
004	192604	9263	1/27/03	\$302,000	1240	0	6	1920	3	11950	N	N	705 N 128TH ST
004	178550	0121	2/8/02	\$230,000	1300	0	6	1976	3	7650	N	N	12519 EVANSTON AV N
004	614160	0140	7/14/03	\$320,000	1950	750	6	1948	3	11675	Y	N	12044 N PARK AV
004	863060	0040	11/12/03	\$259,950	820	0	7	1939	4	7563	N	N	11014 DAYTON AV N
004	614110	0404	3/29/02	\$263,000	840	300	7	1944	3	7592	N	N	12249 DAYTON AV N
004	434380	0070	4/17/02	\$220,000	860	0	7	1949	3	7250	N	N	12547 N PARK AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	718980	0140	8/9/02	\$242,500	890	0	7	1941	4	5040	N	N	11041 FREMONT AV N
004	637850	0280	8/27/02	\$244,990	900	0	7	1947	3	6269	N	N	11236 EVANSTON AV N
004	614110	0585	8/20/03	\$269,950	920	0	7	1941	3	6582	N	N	12032 DAYTON AV N
004	637850	0315	4/17/02	\$272,000	940	0	7	1949	4	6265	N	N	11249 FREMONT AV N
004	434380	0105	5/7/02	\$215,000	940	0	7	1949	3	7498	N	N	708 N 125TH ST
004	637850	0225	2/25/03	\$315,000	950	0	7	1937	3	6906	N	N	11213 EVANSTON AV N
004	891100	0590	7/5/02	\$295,000	950	0	7	1914	3	8900	N	N	402 N 110TH ST
004	614160	0029	4/21/03	\$269,950	950	950	7	1938	3	4000	Y	N	12232 FREMONT AV N
004	434380	0075	10/4/02	\$232,000	950	290	7	1951	3	7250	Y	N	12536 FREMONT AV N
004	863060	0035	10/8/02	\$274,500	960	80	7	1939	4	7561	N	N	11020 DAYTON AV N
004	192604	9261	7/15/02	\$210,000	960	0	7	1951	3	7800	N	N	722 N 127TH ST
004	891100	0568	7/15/02	\$215,000	960	0	7	1948	4	8040	N	N	11028 PHINNEY AV N
004	718980	0055	10/22/02	\$262,500	970	0	7	1940	3	5038	N	N	11024 EVANSTON AV N
004	614110	0590	9/18/03	\$265,000	970	0	7	1928	4	6584	N	N	12026 DAYTON AV N
004	637850	0255	3/21/03	\$309,950	970	970	7	1951	4	6279	N	N	11208 EVANSTON AV N
004	637850	0310	10/24/02	\$225,500	970	0	7	1949	4	6263	N	N	11253 FREMONT AV N
004	718980	0150	6/10/03	\$255,500	980	0	7	1940	3	5040	N	N	11049 FREMONT AV N
004	178550	0149	2/25/03	\$220,000	990	570	7	1969	3	6648	N	N	12545 FREMONT AV N
004	863060	0100	10/15/03	\$299,950	1000	0	7	1939	4	7831	N	N	11057 EVANSTON AV N
004	614110	0255	6/21/02	\$245,000	1000	0	7	1946	3	6582	N	N	12033 DAYTON AV N
004	178550	0151	4/24/02	\$231,000	1000	0	7	1947	3	6240	N	N	12540 EVANSTON AV N
004	291620	0064	7/15/03	\$250,000	1010	0	7	1947	3	7650	N	N	12751 EVANSTON AV N
004	614010	0900	5/21/03	\$240,000	1070	0	7	1953	3	7940	N	N	11721 FREMONT AV N
004	614110	0815	10/28/03	\$255,900	1090	0	7	1947	4	9826	N	N	12233 FREMONT AV N
004	614110	0075	12/4/03	\$282,000	1110	220	7	1937	3	6970	N	N	312 N 122ND ST
004	614010	0895	4/8/02	\$225,000	1110	0	7	1918	3	7943	N	N	11715 FREMONT AV N
004	614010	0580	10/23/03	\$269,500	1130	0	7	1946	4	5508	N	N	11554 DAYTON AV N
004	891100	0575	7/15/02	\$299,950	1140	610	7	1928	3	5362	N	N	11020 PHINNEY AV N
004	637850	0266	2/14/02	\$259,950	1150	380	7	1930	4	6270	N	N	11228 EVANSTON AV N
004	614110	0820	9/25/02	\$290,000	1180	210	7	1929	4	9827	N	N	12234 EVANSTON AV N
004	891100	0070	11/20/03	\$220,000	1180	0	7	1940	3	7931	N	N	11211 PHINNEY AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	614010	0570	5/13/03	\$248,000	1190	0	7	1924	3	8114	N	N	11759 EVANSTON AV N
004	614110	0729	10/8/02	\$305,000	1210	350	7	1928	3	11183	N	N	12038 EVANSTON AV N
004	614110	0605	6/24/03	\$268,100	1210	220	7	1948	3	6591	N	N	12012 DAYTON AV N
004	614060	0305	11/5/02	\$307,000	1280	640	7	1982	4	6198	N	N	11730 N PARK AV
004	718980	0090	9/26/03	\$280,000	1300	0	7	1954	3	5166	N	N	11001 FREMONT AV N
004	718980	0110	4/16/02	\$279,000	1300	0	7	1929	4	5040	N	N	11019 FREMONT AV N
004	614010	0920	11/20/03	\$340,000	1330	1000	7	1978	3	7927	N	N	11743 FREMONT AV N
004	614010	0865	7/29/03	\$320,000	1350	600	7	1924	4	9275	N	N	11700 EVANSTON AV N
004	701720	0067	2/25/02	\$299,990	1350	840	7	2001	3	7768	N	N	11214 FREMONT AV N
004	614110	0033	1/25/02	\$228,000	1390	0	7	1938	4	9266	N	N	12229 PHINNEY AV N
004	614010	0730	12/27/02	\$335,000	1410	200	7	1929	4	7973	N	N	11530 EVANSTON AV N
004	614110	0475	6/14/02	\$285,000	1420	0	7	1925	3	7328	N	N	502 N 122ND ST
004	614060	0240	9/10/03	\$250,000	1440	0	7	1951	3	8371	N	N	11550 N PARK AV
004	863060	0080	3/6/02	\$290,000	1480	120	7	1939	4	7500	N	N	11033 EVANSTON AV N
004	614110	0355	10/28/03	\$300,000	1550	0	7	1966	3	6564	N	N	410 N 122ND ST
004	614160	0200	7/1/02	\$286,000	1570	0	7	1950	4	5636	N	N	12246 N PARK AV
004	614110	0665	12/30/02	\$338,800	1610	600	7	1924	4	6579	N	N	12035 EVANSTON AV N
004	291620	0016	5/22/02	\$249,950	1640	0	7	1951	3	8400	N	N	12739 PHINNEY AV N
004	701720	0075	9/9/03	\$321,000	1820	0	7	1941	4	11411	N	N	11206 FREMONT AV N
004	614010	0855	7/17/02	\$365,000	1880	0	7	1920	4	7943	N	N	11716 EVANSTON AV N
004	891100	0156	5/14/02	\$322,000	1900	0	7	1945	3	5625	N	N	320 N 110TH ST
004	291620	0045	9/10/03	\$276,500	2110	0	7	1952	3	7650	N	N	12726 PHINNEY AV N
004	637850	0175	9/8/03	\$310,000	2120	0	7	1938	3	6568	N	N	11258 DAYTON AV N
004	614060	0100	12/11/03	\$385,000	2150	120	7	1928	3	7200	N	N	11727 N PARK AV
004	614060	0100	8/28/02	\$375,000	2150	120	7	1928	3	7200	N	N	11727 N PARK AV
004	291620	0142	8/7/03	\$375,000	2260	0	7	1988	3	7314	N	N	12724 EVANSTON AV N
004	614110	0710	10/13/03	\$347,000	1540	870	8	1960	4	8550	N	N	12041 FREMONT AV N
004	614160	0080	7/31/03	\$360,000	1600	1000	8	1961	4	8000	N	N	12032 FREMONT AV N
004	614110	0865	10/21/03	\$370,000	1850	1150	8	1947	4	9847	N	N	12200 EVANSTON AV N
004	614110	0115	8/8/03	\$290,000	1940	0	8	1959	3	9315	N	N	12024 GREENWOOD AV N
005	926670	0865	7/25/02	\$169,000	510	0	5	1911	3	2550	N	N	924 N 88TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	614560	0860	2/10/03	\$200,000	650	0	5	1917	3	3844	N	N	507 N 104TH ST
005	614560	1900	9/16/02	\$197,500	840	0	5	1989	3	3844	N	N	743 N 102ND ST
005	229140	1275	7/26/02	\$242,000	860	0	5	1932	4	3720	N	N	10521 N PARK AV
005	026300	0310	2/14/03	\$191,000	860	0	5	1919	5	8100	N	N	715 N 96TH ST
005	891100	0440	7/2/02	\$225,500	580	0	6	1941	3	5739	N	N	10550 PHINNEY AV N
005	229140	1475	11/20/02	\$165,000	640	0	6	1953	4	7440	N	N	10703 N PARK AV
005	078900	0145	9/29/03	\$235,000	650	410	6	1915	3	2700	N	N	509 N 92ND ST
005	614560	1540	8/26/03	\$223,000	650	0	6	1940	5	4077	N	N	702 N 102ND ST
005	604640	1140	8/8/02	\$206,500	650	0	6	1944	3	5100	N	N	743 N 86TH ST
005	614560	2345	10/15/03	\$225,000	670	0	6	1910	4	3844	N	N	416 N 100TH ST
005	614560	1910	8/5/03	\$246,500	670	0	6	1927	4	3844	N	N	749 N 102ND ST
005	312604	9141	9/3/03	\$230,000	670	0	6	1937	3	5610	N	N	714 N 90TH ST
005	614560	2345	5/21/02	\$186,500	670	0	6	1910	4	3844	N	N	416 N 100TH ST
005	926670	0215	2/10/03	\$219,977	700	0	6	1920	3	5100	N	N	907 N 90TH ST
005	614560	1230	12/2/02	\$199,950	720	0	6	1932	3	5767	N	N	340 N 102ND ST
005	229140	0515	6/13/02	\$195,000	720	580	6	1942	3	7440	N	N	10510 LINDEN AV N
005	030600	0145	9/19/02	\$235,500	730	0	6	1928	3	5085	N	N	9801 LINDEN AV N
005	926670	1075	2/20/03	\$210,000	740	0	6	1950	3	5100	N	N	933 N 88TH ST
005	312604	9368	10/14/03	\$252,250	750	0	6	1910	4	3993	N	N	737 N 91ST ST
005	643150	0293	8/16/02	\$214,500	750	140	6	1906	3	4120	N	N	506 N 86TH ST
005	152930	0135	5/9/02	\$260,000	750	0	6	1934	4	6439	N	N	9556 PHINNEY AV N
005	926670	0365	11/8/02	\$209,950	760	0	6	1942	3	5100	N	N	736 N 89TH ST
005	030600	0439	5/22/03	\$250,000	770	0	6	1943	3	5212	N	N	730 N 97TH ST
005	291720	0325	10/22/02	\$275,000	810	0	6	1939	4	5096	N	N	9753 DAYTON AV N
005	614560	0370	8/26/03	\$218,000	810	0	6	1918	4	3844	N	N	718 N 104TH ST
005	614560	1670	4/29/03	\$225,000	820	200	6	1928	3	3844	N	N	922 N 102ND ST
005	229140	1525	6/4/02	\$230,000	820	750	6	1921	3	4960	N	N	10724 FREMONT AV N
005	614560	2510	6/18/02	\$209,000	820	0	6	1921	3	5766	N	N	731 N 101ST ST
005	614560	2125	10/30/02	\$226,000	830	0	6	1989	3	3386	N	N	315 N 102ND ST
005	604640	0095	12/12/03	\$199,990	830	0	6	1908	3	5100	N	N	918 N 87TH ST
005	229140	0195	5/22/03	\$250,000	850	400	6	1926	3	5580	N	N	10710 WHITMAN AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	926670	0785	6/2/03	\$263,000	860	400	6	1932	4	5100	N	N	902 N 88TH ST
005	614560	1455	3/13/02	\$234,000	860	640	6	1926	3	4805	N	N	751 N 103RD ST
005	312604	9200	2/4/02	\$292,500	880	0	6	1989	3	4807	N	N	9602 FREMONT AV N
005	643150	0282	6/14/03	\$244,000	880	0	6	1921	3	5000	N	N	8540 DAYTON AV N
005	891100	0300	10/21/02	\$217,000	880	0	6	1924	3	8037	N	N	10727 PHINNEY AV N
005	926670	0225	5/31/02	\$269,950	900	0	6	1906	4	5100	N	N	903 N 90TH ST
005	614560	0875	8/5/03	\$250,000	900	0	6	1919	3	3844	N	N	519 N 104TH ST
005	229140	0480	11/19/03	\$239,000	920	0	6	1919	4	8680	N	N	10505 WHITMAN AV N
005	604640	1080	1/15/03	\$259,950	980	0	6	1916	3	2550	N	N	8511 LINDEN AV N
005	614560	1090	9/15/03	\$235,000	980	0	6	1920	3	5766	N	N	332 N 103RD ST
005	926670	0665	3/21/03	\$249,950	980	0	6	1925	5	5100	N	N	747 N 89TH ST
005	926670	0595	4/26/02	\$305,000	1010	0	6	1916	4	5100	N	N	725 N 89TH ST
005	229140	0920	9/15/03	\$305,000	1040	240	6	1941	4	5580	N	N	10727 LINDEN AV N
005	026300	0291	2/21/03	\$265,000	1040	0	6	1919	4	9450	N	N	741 N 96TH ST
005	614560	1340	8/27/03	\$188,500	1060	0	6	1945	3	3844	N	N	534 N 102ND ST
005	152930	0365	6/25/02	\$200,000	1070	0	6	1937	5	7016	N	N	9547 EVANSTON AV N
005	078900	0015	6/14/02	\$240,000	1090	0	6	1916	3	8245	N	N	9244 DAYTON AV N
005	604640	0645	7/17/03	\$283,000	1100	0	6	1916	4	5100	N	N	927 N 87TH ST
005	614560	1255	4/15/03	\$239,950	1160	0	6	1912	3	5767	N	N	320 N 102ND ST
005	614560	1460	10/9/03	\$217,990	1170	0	6	1916	3	3844	N	N	757 N 103RD ST
005	614560	1110	3/13/03	\$215,000	1180	0	6	1917	3	3844	N	N	318 N 103RD ST
005	926670	0523	8/18/02	\$281,000	1320	0	6	1949	4	4590	N	N	8800 FREMONT AV N
005	152930	0345	5/20/03	\$249,000	1390	0	6	1926	3	6973	N	N	9527 EVANSTON AV N
005	614560	1855	3/13/02	\$249,000	1450	0	6	1941	4	3844	N	N	705 N 102ND ST
005	030600	0070	6/18/03	\$260,000	720	0	7	1928	3	4000	N	N	727 N 100TH ST
005	312604	9230	10/25/02	\$205,000	720	200	7	1944	3	8300	N	N	9206 LINDEN AV N
005	229140	1435	6/16/03	\$215,000	730	0	7	1938	4	5508	N	N	10727 N PARK AV
005	030600	0265	8/12/03	\$249,000	740	720	7	1928	3	5932	N	N	700 N 98TH ST
005	614560	2035	5/8/03	\$247,000	750	380	7	1938	4	3844	N	N	525 N 102ND ST
005	604640	0405	4/1/03	\$265,000	760	540	7	1986	3	2550	N	N	739 N 87TH ST
005	614560	1730	8/8/03	\$259,000	760	460	7	1941	3	3844	N	N	927 N 102ND ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	130630	0075	11/25/03	\$251,000	760	520	7	1954	4	6300	N	N	10748 EVANSTON AV N
005	364510	0220	11/18/02	\$239,500	760	680	7	1951	3	5418	N	N	10523 EVANSTON AV N
005	604640	0455	10/13/03	\$274,000	770	530	7	1986	3	2550	N	N	743 N 87TH ST
005	604640	0445	2/11/03	\$275,000	780	530	7	1986	3	2550	N	N	749 N 87TH ST
005	614560	2535	5/22/03	\$216,000	790	0	7	1942	3	3844	N	N	749 N 101ST ST
005	604640	0375	6/4/03	\$275,500	800	540	7	1987	3	2550	N	N	721 N 87TH ST
005	614560	2065	4/15/03	\$259,000	800	0	7	1925	4	6631	N	N	520 N 101ST ST
005	614560	2870	10/24/02	\$210,000	800	0	7	1938	3	3953	N	N	600 N 100TH ST
005	614560	2350	7/3/02	\$230,000	820	320	7	1955	4	3844	N	N	412 N 100TH ST
005	614560	2645	12/15/03	\$224,500	840	0	7	1941	4	3844	N	N	923 N 101ST ST
005	926670	0855	6/10/03	\$250,000	850	160	7	1941	4	5100	N	N	921 N 89TH ST
005	152930	0305	2/24/03	\$225,000	860	550	7	1940	4	6941	N	N	9512 DAYTON AV N
005	614560	2550	8/14/02	\$239,000	870	0	7	1927	3	3844	N	N	760 N 100TH ST
005	946520	0445	9/11/03	\$235,500	870	0	7	1939	3	6282	N	N	9219 DAYTON AV N
005	384610	0050	9/8/03	\$300,000	880	600	7	1981	3	6079	N	N	912 N 98TH ST
005	946520	0340	5/14/03	\$262,500	880	0	7	1928	4	6286	N	N	9027 DAYTON AV N
005	891100	0396	3/5/03	\$270,000	880	400	7	1918	3	7024	N	N	10521 PHINNEY AV N
005	614560	1650	8/13/02	\$229,950	880	0	7	1940	3	3844	N	N	938 N 102ND ST
005	946520	0345	8/4/03	\$309,000	890	0	7	1928	4	6286	N	N	9031 DAYTON AV N
005	291720	0180	3/12/02	\$330,000	890	430	7	1979	4	7645	N	N	9740 PHINNEY AV N
005	946520	0345	5/14/03	\$265,000	890	0	7	1928	4	6286	N	N	9031 DAYTON AV N
005	614560	1510	11/17/03	\$275,000	900	100	7	1928	3	3844	N	N	724 N 102ND ST
005	614560	1510	5/31/02	\$259,000	900	100	7	1928	3	3844	N	N	724 N 102ND ST
005	130630	0040	4/23/03	\$237,000	900	0	7	1942	3	6340	N	N	10739 FREMONT AV N
005	614560	2760	8/11/03	\$257,000	900	0	7	1926	3	3922	N	N	906 N 100TH ST
005	614560	1405	9/11/02	\$209,450	900	0	7	1950	3	3844	N	N	715 N 103RD ST
005	130630	0055	7/31/03	\$231,000	900	0	7	1942	4	6329	N	N	10751 FREMONT AV N
005	926670	0315	1/28/03	\$269,000	910	0	7	1942	3	5100	N	N	742 N 89TH ST
005	946520	0405	1/21/03	\$257,000	910	0	7	1939	3	6282	N	N	9222 PHINNEY AV N
005	229140	1060	3/25/03	\$239,000	920	0	7	1950	4	7440	N	N	10545 LINDEN AV N
005	174770	0075	1/17/03	\$239,000	940	0	7	1941	3	7373	N	N	10720 PHINNEY AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	614560	0770	8/27/02	\$213,500	940	0	7	1922	4	4114	N	N	10317 LINDEN AV N
005	174770	0080	1/29/03	\$214,000	940	0	7	1941	3	7371	N	N	10724 PHINNEY AV N
005	030600	0410	4/14/03	\$208,000	940	170	7	1942	3	7627	N	N	746 N 97TH ST
005	291720	0565	8/20/02	\$265,000	950	420	7	1942	4	6166	N	N	9736 EVANSTON AV N
005	946520	0350	10/1/03	\$255,000	960	280	7	1938	3	6913	N	N	9047 DAYTON AV N
005	554080	0150	8/19/03	\$265,000	970	240	7	1908	4	5100	N	N	939 N 91ST ST
005	229140	0495	5/7/02	\$234,900	970	0	7	1917	4	5320	N	N	922 N 105TH ST
005	614560	1515	6/24/02	\$271,000	1000	820	7	1928	3	5766	N	N	722 N 102ND ST
005	291720	0575	7/24/02	\$266,000	1000	200	7	1942	4	6188	N	N	9730 EVANSTON AV N
005	291720	0545	5/21/02	\$239,500	1000	120	7	1941	4	6125	N	N	9744 EVANSTON AV N
005	946520	0085	10/17/02	\$265,000	1010	150	7	1942	4	5907	Y	N	9223 PHINNEY AV N
005	614560	0270	12/10/03	\$198,000	1020	0	7	1947	3	3844	N	N	723 N 105TH ST
005	153230	0015	11/7/02	\$226,000	1020	500	7	1960	3	4805	N	N	906 N 93RD ST
005	312604	9411	8/22/03	\$235,000	1040	60	7	1997	3	1760	N	N	710 A N 94TH ST
005	604640	0720	2/20/02	\$225,500	1050	0	7	1947	3	5100	N	N	938 N 86TH ST
005	312604	9410	10/23/02	\$230,000	1050	60	7	1997	3	1170	N	N	708 B N 94TH ST
005	614560	2815	6/6/02	\$205,500	1050	0	7	1920	4	3918	N	N	10103 FREMONT AV N
005	604640	0475	9/5/02	\$250,000	1050	830	7	1939	3	5100	N	N	746 N 86TH ST
005	614560	1060	11/18/02	\$232,000	1060	0	7	1949	3	3844	N	N	354 N 103RD ST
005	614560	1200	12/9/03	\$305,000	1070	0	7	1918	4	3844	N	N	353 N 103RD ST
005	614560	1200	6/20/02	\$275,000	1070	0	7	1918	4	3844	N	N	353 N 103RD ST
005	946520	0455	6/10/03	\$290,000	1080	0	7	1950	3	6281	N	N	9229 DAYTON AV N
005	643150	0122	6/3/02	\$329,000	1080	0	7	1923	3	8841	N	N	8724 DAYTON AV N
005	312604	9271	10/20/03	\$292,000	1080	0	7	1952	4	6732	N	N	714 N 91ST ST
005	891100	0450	8/28/03	\$259,500	1090	0	7	1940	3	8095	N	N	10540 PHINNEY AV N
005	152930	0250	6/3/02	\$215,010	1090	0	7	1931	3	6438	N	N	9559 DAYTON AV N
005	614560	0945	11/25/02	\$287,000	1110	0	7	1925	4	3844	N	N	518 N 103RD ST
005	604640	1130	2/5/02	\$320,000	1130	0	7	1920	3	5100	N	N	747 N 86TH ST
005	229140	0800	1/13/03	\$350,000	1130	220	7	1998	4	5940	N	N	10916 LINDEN AV N
005	643150	0343	3/14/02	\$300,000	1150	0	7	1928	3	5894	N	N	8551 DAYTON AV N
005	604640	0187	12/1/03	\$269,950	1150	0	7	1916	3	5100	N	N	730 N 87TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	614560	1915	10/21/03	\$285,000	1160	0	7	1921	4	7688	N	N	10117 LINDEN AV N
005	891100	0515	9/26/02	\$254,000	1170	530	7	1928	3	5399	N	N	10535 DAYTON AV N
005	291720	0315	9/20/02	\$212,500	1180	0	7	1947	3	5170	N	N	9747 DAYTON AV N
005	291720	0415	1/7/03	\$280,000	1210	1210	7	1937	4	7082	N	N	9712 DAYTON AV N
005	291720	0051	11/25/03	\$298,200	1230	600	7	1938	4	4271	N	N	353 N 100TH ST
005	614560	2205	1/2/02	\$205,000	1230	0	7	1982	3	3844	N	N	346 N 101ST ST
005	891100	0390	7/8/03	\$295,000	1270	1000	7	1949	4	8110	N	N	10515 PHINNEY AV N
005	946520	0200	11/3/03	\$309,000	1290	430	7	1918	4	5912	N	N	9015 PHINNEY AV N
005	614560	2463	12/18/02	\$248,900	1310	0	7	1995	3	3762	N	N	506 N 100TH ST
005	643150	0151	4/14/03	\$335,000	1330	0	7	1920	3	7893	N	N	8748 DAYTON AV N
005	078900	0600	8/13/02	\$242,000	1330	0	7	1998	3	2184	N	N	9245 FREMONT AV N
005	078900	0030	5/23/03	\$269,000	1350	0	7	1911	3	8213	N	N	9226 DAYTON AV N
005	312604	9287	11/13/02	\$242,500	1350	0	7	1950	3	6133	N	N	745 N 92ND ST
005	614560	1361	9/12/02	\$322,000	1350	810	7	2002	3	3844	N	N	514 N 102ND ST
005	312604	9415	9/21/02	\$240,000	1350	0	7	1999	3	2325	N	N	9230 B FREMONT AV N
005	078900	0560	6/6/02	\$263,000	1360	0	7	1995	3	2197	N	N	9231 FREMONT AV N
005	364510	0285	1/3/03	\$264,000	1360	0	7	1962	3	6399	N	N	10550 DAYTON AV N
005	174770	0070	6/23/03	\$269,000	1360	0	7	1941	4	7375	N	N	10714 PHINNEY AV N
005	926670	0395	9/23/02	\$230,000	1360	0	7	1941	3	5100	N	N	726 N 89TH ST
005	926670	0426	12/5/02	\$275,000	1420	0	7	1995	3	2550	N	N	712 N 89TH ST
005	312604	9424	12/4/02	\$265,000	1420	0	7	2000	3	1800	N	N	9505 FREMONT AV N
005	926670	0420	1/22/02	\$249,000	1420	0	7	1995	3	2550	N	N	710 N 89TH ST
005	614560	1875	11/17/03	\$330,000	1430	0	7	1927	3	7688	N	N	723 N 102ND ST
005	614560	2430	12/12/03	\$265,000	1430	0	7	1911	3	3844	N	N	525 N 101ST ST
005	614560	2545	6/24/03	\$230,000	1440	0	7	1940	3	3844	N	N	757 N 101ST ST
005	614560	2661	8/26/02	\$248,950	1460	0	7	1967	3	3844	N	N	933 N 101ST ST
005	554080	0130	6/10/03	\$243,000	1460	300	7	1926	3	5100	N	N	933 N 91ST ST
005	078900	0520	2/18/03	\$251,900	1480	0	7	1995	3	2211	N	N	9221 FREMONT AV N
005	643150	0181	12/15/03	\$280,000	1510	270	7	1945	3	5440	N	N	8815 FREMONT AV N
005	026300	0040	5/15/03	\$309,950	1530	0	7	1998	3	5032	N	N	725 N 96th ST
005	152930	0400	6/14/02	\$250,000	1580	0	7	1982	3	5641	N	N	9542 EVANSTON AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	604640	0725	10/1/02	\$234,950	1630	910	7	1910	3	5100	N	N	947 N 87TH ST
005	364510	0310	11/20/03	\$309,900	1680	0	7	1927	4	10902	N	N	10530 DAYTON AV N
005	614560	0230	5/23/03	\$264,000	1700	400	7	1910	3	3844	N	N	510 N 104TH ST
005	026300	0200	8/30/02	\$339,950	1710	520	7	1926	3	8100	N	N	710 N 96TH ST
005	312604	9416	1/23/03	\$280,000	1720	0	7	1999	3	1755	N	N	9230 C FREMONT AV N
005	312604	9036	2/14/02	\$259,900	1720	0	7	1999	3	2220	N	N	9230 A FREMONT AV N
005	078900	0020	12/23/03	\$290,000	1790	0	7	1918	3	8237	N	N	9238 DAYTON AV N
005	614560	0715	8/5/03	\$374,500	1840	0	7	2003	3	5766	N	N	717 N 104TH ST
005	614560	1070	10/27/03	\$270,000	1960	0	7	1910	3	3844	N	N	346 N 103RD ST
005	078900	0335	10/8/03	\$320,000	2070	0	7	1974	3	5808	N	N	9001 FREMONT AV N
005	614560	0415	9/22/03	\$350,000	2160	0	7	2000	3	3844	N	N	921 N 105TH ST
005	614560	0405	2/25/02	\$297,000	2170	0	7	2000	3	3844	N	N	915 N 105TH ST
005	312604	9402	9/27/02	\$294,500	2350	0	7	1994	3	1784	N	N	726 N 92ND ST
005	926670	0625	4/16/02	\$314,950	840	600	8	2002	3	2550	N	N	739 N 89TH ST
005	926670	0630	5/24/02	\$304,000	840	610	8	2002	3	2550	N	N	737 N 89TH ST
005	604640	0355	1/7/03	\$315,000	1120	520	8	1972	3	5100	N	N	718 N 86TH ST
005	604640	0270	7/22/02	\$237,300	1120	0	8	1930	3	5000	N	N	8610 FREMONT AV N
005	312604	9161	11/26/02	\$314,500	1160	350	8	1940	4	4590	N	N	900 N 90TH ST
005	312604	9112	5/22/03	\$310,000	1330	0	8	1990	3	4089	N	N	727 N 92ND ST
005	614560	2817	9/24/03	\$355,000	1420	980	8	2001	3	3750	N	N	10101 FREMONT AV N
005	614560	2817	1/25/02	\$348,150	1420	980	8	2001	3	3750	N	N	10101 FREMONT AV N
005	614560	2200	11/25/02	\$348,000	1470	940	8	2002	3	3844	N	N	348 N 101ST ST
005	926670	0255	1/9/03	\$380,000	1890	250	8	1970	4	5000	N	N	757 N 90TH ST
005	926670	0255	7/17/02	\$370,000	1890	250	8	1970	4	5000	N	N	757 N 90TH ST
005	291720	0316	10/11/02	\$340,000	2260	0	8	2002	3	5026	N	N	9745 DAYTON AV N
005	229140	0900	5/21/03	\$373,265	2610	690	8	1985	3	6076	N	N	10739 LINDEN AV N
008	350110	0300	10/21/02	\$122,500	440	0	4	1916	3	1536	N	N	8712 8TH AV NW
008	759570	0070	6/3/02	\$210,000	590	0	4	1942	3	4428	N	N	8800 9TH AV NW
008	292070	0175	9/24/03	\$152,000	650	0	4	1946	3	6350	N	N	8708 2ND AV NW
008	330070	0535	6/21/03	\$199,950	500	0	5	1935	3	4500	N	N	8754 17TH AV NW
008	117200	0150	8/11/03	\$174,950	530	0	5	1941	3	6350	N	N	9013 PALATINE AV N

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	094500	0460	11/11/03	\$167,500	540	0	5	1942	3	4508	N	N	302 NW 86TH ST
008	663890	0550	4/14/03	\$205,000	550	0	5	1954	3	5150	N	N	1000 NW 87TH ST
008	094600	0030	8/19/03	\$220,000	600	140	5	1916	4	4950	N	N	626 NW 87TH ST
008	277660	0090	9/2/03	\$237,100	670	0	5	1945	4	7100	N	N	8529 14TH AV NW
008	663890	0080	5/12/03	\$179,950	680	0	5	1936	3	2500	N	N	8533 11TH AV NW
008	330070	1450	3/16/03	\$220,000	690	0	5	1925	3	4000	N	N	8537 18TH AV NW
008	330070	1265	10/27/03	\$226,500	700	0	5	1920	5	4000	N	N	8519 17TH AV NW
008	053400	0160	9/25/03	\$181,098	720	0	5	1947	4	5360	N	N	9533 3RD AV NW
008	292070	0185	8/8/03	\$243,000	730	0	5	1919	3	6350	N	N	8720 2ND AV NW
008	094600	0060	3/8/02	\$179,000	730	0	5	1906	3	4950	N	N	8708 8TH AV NW
008	094500	0330	4/16/02	\$220,500	740	0	5	1910	3	4600	N	N	351 NW 87TH ST
008	094500	0400	8/21/02	\$215,000	890	0	5	1909	4	4600	N	N	332 NW 86TH ST
008	759570	0140	3/4/03	\$218,000	990	0	5	1920	3	4741	N	N	819 NW 90TH ST
008	101400	0045	8/23/02	\$194,000	1210	0	5	1917	3	5080	N	N	9210 PALATINE AV N
008	330070	0450	7/7/03	\$220,000	600	0	6	1946	3	4000	N	N	8702 18TH AV NW
008	186240	0286	10/14/02	\$215,000	600	0	6	1941	3	5422	N	N	9225 DIBBLE AV NW
008	330070	1445	3/22/02	\$240,000	650	650	6	1925	3	4000	N	N	8535 18TH AV NW
008	291520	0070	8/28/02	\$210,000	660	220	6	1927	3	5461	N	N	9752 PALATINE AV N
008	394190	0105	10/16/03	\$235,000	700	300	6	1946	3	5760	N	N	9501 4TH AV NW
008	617090	0090	3/26/02	\$199,950	700	0	6	1928	3	5450	N	N	200 N 100TH ST
008	158860	0065	6/23/03	\$252,500	720	220	6	1941	3	4500	N	N	9007 8TH AV NW
008	330070	1255	10/6/03	\$225,000	720	0	6	1943	3	4000	N	N	8511 17TH AV NW
008	101500	0010	3/14/02	\$218,000	720	0	6	1920	3	6350	N	N	9051 2ND AV NW
008	053400	0185	6/7/02	\$217,000	720	120	6	1942	3	7155	N	N	9505 3RD AV NW
008	277660	0036	1/7/03	\$255,000	730	0	6	1923	3	4920	N	N	8529 13TH AV NW
008	186240	0331	5/19/03	\$245,000	730	0	6	1942	4	5400	N	N	9230 DIBBLE AV NW
008	663890	0355	8/1/02	\$185,000	730	0	6	1942	3	5000	N	N	8512 11TH AV NW
008	350160	0030	3/7/02	\$161,500	750	0	6	1946	3	4800	N	N	321 NW 90TH ST
008	101400	0230	12/17/02	\$215,000	760	0	6	1940	3	5850	N	N	9208 3RD AV NW
008	330070	1270	2/22/02	\$215,000	760	100	6	1926	3	4000	N	N	8521 17TH AV NW
008	186240	0246	5/16/02	\$229,000	760	400	6	1944	3	5425	N	N	9207 9TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	330070	1060	9/5/03	\$288,000	770	0	6	1926	4	6200	N	N	8518 17TH AV NW
008	094600	0195	5/24/02	\$259,140	770	0	6	1915	5	4600	N	N	608 NW 86TH ST
008	330070	0355	10/29/02	\$250,000	780	0	6	1940	3	4000	N	N	8741 18TH AV NW
008	117200	0175	10/16/03	\$216,500	780	0	6	1940	3	6350	N	N	9001 PALATINE AV N
008	268810	0121	12/27/02	\$216,000	780	0	6	1948	3	5987	N	N	9033 9TH AV NW
008	268810	0105	10/22/02	\$252,000	790	480	6	1940	5	6600	N	N	909 NW 92ND ST
008	094600	0125	4/23/02	\$284,500	800	600	6	1938	3	4600	N	N	643 NW 87TH ST
008	158860	0067	12/5/03	\$275,000	810	140	6	1939	4	4388	N	N	9003 8TH AV NW
008	617090	0085	9/2/03	\$266,000	810	290	6	1928	3	5452	N	N	126 N 100TH ST
008	926820	0552	3/12/03	\$200,000	810	0	6	1916	4	5110	N	N	9012 7TH AV NW
008	759570	0240	8/6/02	\$217,000	810	700	6	1916	4	4960	N	N	8839 8TH AV NW
008	350110	0140	6/18/03	\$270,500	830	0	6	1910	3	4800	N	N	619 NW 89TH ST
008	094600	0110	9/25/02	\$267,500	830	0	6	1920	3	4002	N	N	631 NW 87TH ST
008	350110	0090	10/29/02	\$252,500	830	300	6	1914	4	4800	N	N	632 NW 89TH ST
008	330070	1575	5/8/02	\$240,000	830	0	6	1947	3	4000	N	N	8507 19TH AV NW
008	350110	0140	11/11/02	\$210,000	830	0	6	1910	3	4800	N	N	619 NW 89TH ST
008	923290	0035	5/6/02	\$217,300	830	630	6	1942	3	6350	N	N	9238 PALATINE AV N
008	350110	0250	7/1/03	\$281,500	840	0	6	1911	3	4700	N	N	605 NW 88TH ST
008	094500	0320	9/3/03	\$255,000	840	0	6	1948	3	4600	N	N	347 NW 87TH ST
008	158860	0006	9/25/03	\$261,000	840	840	6	1926	4	5749	N	N	9053 8TH AV NW
008	330070	0720	6/18/03	\$281,000	850	0	6	1925	3	4000	N	N	8734 16TH AV NW
008	186240	0290	8/12/03	\$216,107	860	0	6	1924	4	6744	N	N	9223 DIBBLE AV NW
008	268810	0095	7/26/02	\$220,000	860	0	6	1940	4	6480	N	N	911 NW 92ND ST
008	350110	0165	7/24/03	\$271,000	870	0	6	1937	3	4800	N	N	643 NW 89TH ST
008	235680	0020	10/9/03	\$288,000	880	0	6	1918	3	6650	N	N	8526 13TH AV NW
008	926820	0625	2/19/02	\$198,000	880	0	6	1952	3	7560	N	N	9045 4TH AV NW
008	094600	0190	8/2/02	\$252,500	890	0	6	1923	3	4600	N	N	612 NW 86TH ST
008	923290	0075	7/13/03	\$236,000	890	0	6	1943	3	6350	N	N	9251 PALATINE AV N
008	350110	0145	6/18/03	\$245,000	900	0	6	1916	3	4800	N	N	623 NW 89TH ST
008	250800	0055	10/24/03	\$225,000	900	0	6	1947	3	5715	N	N	8741 PALATINE AV N
008	751500	0095	8/17/02	\$215,000	900	0	6	1949	3	6255	N	N	8759 13TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	362603	9213	3/11/02	\$234,150	910	0	6	1948	3	6700	N	N	9042 1ST AV NW
008	292070	0220	11/18/03	\$230,000	910	0	6	1910	4	4191	N	N	8719 2ND AV NW
008	781870	0500	9/23/03	\$235,000	930	460	6	1916	3	3000	N	N	8528 DIBBLE AV NW
008	094500	0430	6/27/03	\$237,000	930	0	6	1924	4	4600	N	N	316 NW 86TH ST
008	330070	0604	11/4/03	\$225,153	930	0	6	1937	3	2220	N	N	1620 NW 87TH ST
008	663890	0430	9/11/03	\$230,000	940	0	6	1914	4	6450	N	N	8532 10TH AV NW
008	268810	0115	6/6/03	\$269,500	960	460	6	1947	3	5400	N	N	9045 9TH AV NW
008	268810	0118	7/2/02	\$255,000	960	390	6	1947	3	5265	N	N	9041 9TH AV NW
008	926820	0575	4/25/03	\$250,000	970	450	6	1940	3	5040	N	N	9040 7TH AV NW
008	158860	0085	11/13/03	\$329,000	980	590	6	1929	5	4215	N	N	820 NW 90TH ST
008	291470	0455	10/9/03	\$255,000	980	0	6	1947	3	5900	N	N	9540 3RD AV NW
008	663890	0345	6/13/03	\$249,950	980	0	6	1918	3	5000	N	N	8518 11TH AV NW
008	094500	0350	2/26/03	\$274,950	990	220	6	1948	3	4416	N	N	364 NW 86TH ST
008	350110	0175	3/4/02	\$255,000	1000	480	6	1985	3	4800	N	N	651 NW 89TH ST
008	350110	0053	7/3/03	\$254,000	1010	0	6	1916	3	4750	N	N	719 NW 90TH ST
008	394190	0055	1/24/03	\$200,000	1010	0	6	1947	4	6649	N	N	415 NW 97TH ST
008	250800	0066	7/16/03	\$230,000	1060	0	6	1971	3	3556	N	N	8736 1ST AV NW
008	186240	0335	3/10/03	\$265,000	1070	0	6	1948	4	5403	N	N	9228 DIBBLE AV NW
008	751500	0126	7/24/02	\$290,000	1070	930	6	1949	3	8704	N	N	8741 14TH AV NW
008	350110	0240	5/15/02	\$240,000	1090	0	6	1947	3	4800	N	N	8801 6TH AV NW
008	250800	0135	3/27/03	\$221,900	1090	0	6	1915	3	6350	N	N	8730 2ND AV NW
008	618470	0200	2/12/03	\$228,000	1090	0	6	1926	3	7219	N	N	9728 3RD AV NW
008	751500	0048	1/22/02	\$240,500	1110	0	6	1941	3	5424	N	N	8723 12TH AV NW
008	186240	0336	8/22/02	\$222,000	1110	0	6	1946	3	8108	N	N	9225 8TH AV NW
008	663890	0325	1/10/02	\$267,500	1150	0	6	1940	3	5000	N	N	8534 11TH AV NW
008	330070	0395	9/24/03	\$290,200	1170	420	6	1948	3	4000	N	N	8744 18TH AV NW
008	394190	0025	11/17/03	\$239,950	1200	0	6	1976	3	8083	N	N	9714 6TH AV NW
008	394190	0025	11/14/02	\$210,000	1200	0	6	1976	3	8083	N	N	9714 6TH AV NW
008	094600	0015	4/22/02	\$249,950	1220	120	6	1925	3	5000	N	N	612 NW 87TH ST
008	781870	0090	4/10/02	\$250,000	1260	0	6	1915	5	6100	N	N	902 NW 87TH ST
008	350110	0150	6/19/03	\$325,000	1320	0	6	1915	3	4800	N	N	627 NW 89TH ST

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	926820	0590	5/20/02	\$270,000	1390	0	6	1940	3	5040	N	N	9046 7TH AV NW
008	926820	0346	7/31/03	\$280,000	1490	0	6	1914	4	5077	N	N	9228 8TH AV NW
008	094600	0250	2/19/03	\$240,000	1530	0	6	1946	4	4650	N	N	649 NW 86TH ST
008	292070	0060	11/11/02	\$242,000	1710	0	6	1922	4	6350	N	N	8722 PALATINE AV N
008	617090	0180	7/23/02	\$240,000	780	0	7	1947	4	5536	N	N	212 NW 100TH ST
008	617090	0120	7/18/02	\$262,500	830	140	7	1940	4	5528	N	N	105 NW 101ST ST
008	663890	0410	3/19/03	\$260,000	860	610	7	1985	3	3734	N	N	8522 10TH AV NW
008	268810	0081	1/28/02	\$210,000	860	0	7	1943	3	5455	N	N	9012 12TH AV NW
008	394190	0062	8/8/03	\$240,000	920	0	7	1951	3	7200	N	N	9544 6TH AV NW
008	759570	0255	8/15/03	\$232,000	930	0	7	1978	3	4656	N	N	8716 DIBBLE AV NW
008	292070	0200	8/7/02	\$200,000	930	550	7	1976	3	5588	N	N	8729 2ND AV NW
008	926820	0136	8/28/03	\$272,000	950	440	7	1995	3	5000	N	N	9213 4TH AV NW
008	350110	0255	9/17/03	\$292,000	970	430	7	1980	3	4700	N	N	607 NW 88TH ST
008	926820	0135	10/9/02	\$224,000	970	430	7	1950	3	5055	N	N	9217 4TH AV NW
008	926820	0521	6/30/03	\$254,000	980	0	7	1950	3	7308	N	N	9003 6TH AV NW
008	101400	0190	4/26/02	\$240,000	990	0	7	1975	3	6350	N	N	9228 2ND AV NW
008	330070	1360	3/12/02	\$265,000	1010	500	7	1954	3	4000	N	N	8526 19TH AV NW
008	158860	0145	2/12/03	\$280,000	1040	560	7	1965	3	6788	N	N	9037 DIBBLE AV NW
008	781870	0135	4/11/03	\$273,500	1050	330	7	1991	3	1533	N	N	8521 9TH AV NW
008	663890	0441	10/19/02	\$225,000	1060	0	7	1911	4	5000	N	N	8536 10TH AV NW
008	781870	0410	5/21/03	\$289,950	1070	1070	7	1948	3	6000	N	N	8519 8TH AV NW
008	350210	0055	2/25/03	\$269,900	1080	0	7	1958	3	4800	N	N	336 NW 88TH ST
008	781870	0315	11/19/02	\$238,700	1140	0	7	1977	3	5000	N	N	8522 9TH AV NW
008	330070	0620	7/24/03	\$307,500	1150	840	7	1981	3	4000	N	N	8711 16TH AV NW
008	751500	0149	10/7/03	\$319,950	1170	0	7	1950	3	3825	N	N	8711 14TH AV NW
008	330070	1220	1/9/02	\$249,950	1170	0	7	1926	3	4000	N	N	8510 18TH AV NW
008	618470	0155	9/3/03	\$290,000	1190	870	7	1961	3	7772	N	N	9727 2ND AV NW
008	926820	0727	12/12/02	\$231,000	1190	570	7	1986	3	5050	N	N	9029 3RD AV NW
008	186240	0305	10/6/03	\$334,710	1210	700	7	1991	3	5414	N	N	9202 9TH AV NW
008	663890	0420	9/2/03	\$340,000	1220	100	7	1942	3	6450	N	N	8526 10TH AV NW
008	211770	0090	1/22/03	\$270,000	1220	100	7	1977	3	7560	N	N	9516 7TH AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	923290	0030	10/29/02	\$316,000	1240	730	7	2002	3	6349	N	N	9232 PALATINE AV N
008	291520	0200	2/6/02	\$250,000	1240	400	7	1963	3	5461	N	N	9740 2ND AV NW
008	277660	0003	7/19/02	\$310,000	1250	0	7	1948	3	6141	N	N	8552 13TH AV NW
008	268810	0056	12/12/02	\$236,000	1250	0	7	1953	3	7608	N	N	9027 11TH AV NW
008	291520	0065	1/24/03	\$281,756	1260	0	7	1927	3	5461	N	N	9748 PALATINE AV N
008	277660	0067	10/31/02	\$265,000	1260	0	7	1938	3	7526	N	N	8553 14TH AV NW
008	268810	0071	8/27/03	\$254,950	1280	0	7	1964	3	5400	N	N	9020 12TH AV NW
008	330070	0415	12/20/02	\$265,000	1280	310	7	1961	3	4000	N	N	8728 18TH AV NW
008	268810	0071	4/29/02	\$234,000	1280	0	7	1964	3	5400	N	N	9020 12TH AV NW
008	277660	0055	12/19/03	\$400,000	1300	560	7	1946	3	13149	N	N	8555 13TH AV NW
008	926820	0370	3/6/02	\$296,000	1320	770	7	1928	5	5016	N	N	9246 8TH AV NW
008	094500	0440	9/10/03	\$339,900	1330	810	7	1995	3	4600	N	N	312 NW 86TH ST
008	926820	0226	10/28/02	\$245,000	1340	0	7	1982	3	5026	N	N	9209 6TH AV NW
008	926820	0693	3/8/02	\$330,000	1340	910	7	2001	3	5000	N	N	9028 6TH AV NW
008	053400	0050	8/21/02	\$212,000	1340	0	7	1952	3	6700	N	N	9713 3RD AV NW
008	362603	9108	6/18/03	\$349,950	1350	950	7	2003	3	4912	N	N	9708 7TH AV NW
008	394190	0060	1/30/03	\$237,000	1400	0	7	1950	3	7200	N	N	9552 6TH AV NW
008	101400	0085	6/5/02	\$261,000	1420	0	7	1994	3	3175	N	N	9213 PALATINE AV N
008	277660	0011	9/3/03	\$285,000	1440	180	7	1946	3	8883	N	N	8547 12TH AV NW
008	618470	0175	4/26/03	\$291,000	1460	900	7	1966	3	7620	N	N	9703 2ND AV NW
008	117200	0475	9/20/02	\$240,000	1480	0	7	1953	3	5950	N	N	9026 3RD AV NW
008	330070	0165	12/19/03	\$290,000	1510	0	7	1946	3	4000	N	N	8715 19TH AV NW
008	270560	0061	11/7/03	\$245,000	1510	0	7	1963	3	5000	N	N	9531 7TH AV NW
008	330070	0084	11/7/02	\$385,000	1580	0	7	1928	3	5200	Y	N	8716 20TH AV NW
008	350110	0220	4/23/02	\$274,000	1580	0	7	1918	5	4800	N	N	624 NW 88TH ST
008	781870	0380	3/12/03	\$255,500	1680	0	7	1989	3	3000	N	N	8533 8TH AV NW
008	926820	0480	5/2/03	\$346,500	1690	0	7	1909	5	10120	N	N	9056 8TH AV NW
008	330070	0855	6/12/02	\$266,000	1690	900	7	1918	3	4000	N	N	8554 16TH AV NW
008	268810	0075	9/16/02	\$260,000	1840	0	7	1938	3	5000	N	N	9025 11TH AV NW
008	663890	0040	7/29/03	\$415,000	2050	600	7	1977	3	6000	N	N	8509 11TH AV NW
008	926820	0373	6/10/03	\$450,000	2090	860	7	2002	3	5070	N	N	9248 8th AV NW

Improved Sales Used in this Annual Update Analysis
Area 5
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	618470	0030	6/20/03	\$397,000	2210	0	7	1927	4	7620	N	N	9702 PALATINE AV N
008	330070	0850	4/3/03	\$374,500	2300	0	7	2003	3	4000	N	N	8558 16TH AV NW
008	781870	0070	12/27/02	\$290,000	1340	870	8	1965	3	5000	N	N	862 NW 87TH ST
008	926820	0341	9/16/02	\$342,500	1350	790	8	2002	3	5040	N	N	9218 8TH AV NW
008	186240	0298	6/26/03	\$391,000	1770	590	8	2002	3	5000	N	N	9210 9TH AV NW
008	330070	0115	5/7/02	\$520,000	1870	440	8	1988	3	5172	Y	N	8708 20TH AV NW
008	638250	0060	7/22/03	\$468,000	1870	400	8	1956	3	7800	N	N	1525 NW 90TH ST
008	638410	0035	9/17/02	\$430,000	1970	1020	8	1959	3	5611	N	N	1824 NW 89TH ST
008	330070	1615	5/15/03	\$427,950	2010	620	8	2002	3	4000	N	N	8531 19TH AV NW
008	781870	0400	12/9/03	\$350,000	2030	0	8	1990	3	6000	N	N	8527 8TH AV NW

Improved Sales Removed from this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	010600	0315	11/22/02	\$ 150,000	NO MARKET EXPOSURE
2	010700	0010	5/8/02	\$ 272,500	QUESTIONABLE PER SALES IDENTIFICATION
2	074800	0135	3/20/03	\$ 117,700	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
2	074800	0245	6/23/03	\$ 67,293	DOR Ratio
2	092400	0025	9/4/02	\$ 232,000	NO MARKET EXPOSURE
2	113900	0035	6/18/02	\$ 61,272	PARTIAL INTEREST (103, 102, Etc.)
2	113900	0230	7/29/02	\$ 222,500	NON-REPRESENTATIVE SALE
2	113900	0235	3/20/03	\$ 83,000	PARTIAL INTEREST (103, 102, Etc.)
2	113900	0746	1/11/02	\$ 209,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	186240	0072	11/3/03	\$ 185,000	TEAR DOWN
2	186240	0121	12/4/03	\$ 147,500	RELATED PARTY, FRIEND, OR NEIGHBOR
2	198020	0300	11/12/02	\$ 47,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	201630	0041	1/16/03	\$ 140,000	PARTIAL INTEREST (103, 102, Etc.)
2	201630	0050	1/28/02	\$ 266,000	NO MARKET EXPOSURE
2	201630	0050	6/3/02	\$ 369,950	Property Assessed is different than property sold
2	206710	0005	3/26/02	\$ 226,500	QUESTIONABLE PER SALES IDENTIFICATION
2	226900	0040	3/20/03	\$ 342,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	242603	9125	7/17/02	\$ 303,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	242603	9162	10/21/03	\$ 64,584	DOR Ratio
2	268060	0035	2/12/02	\$ 232,500	Diagnostic Outlier
2	287460	0310	2/7/03	\$ 349,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	291820	0005	8/16/02	\$ 259,950	Property assessed is different than property sold
2	362603	9205	5/8/02	\$ 415,000	SEGREGATION AND/OR MERGER
2	362603	9300	2/21/02	\$ 106,223	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
2	391840	0020	1/9/02	\$ 575,000	Diagnostic Outlier
2	440320	0217	2/7/02	\$ 480,000	Diagnostic Outlier
2	515120	0180	8/23/02	\$ 328,000	SEGREGATION AND/OR MERGER
2	515120	0210	11/13/02	\$ 220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
2	515300	0085	8/12/02	\$ 203,500	Property assessed is different than property sold
2	530320	0040	3/24/03	\$ 300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	552260	0115	10/6/03	\$ 225,000	NO MARKET EXPOSURE
2	552260	0185	4/28/03	\$ 345,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	552260	0200	11/17/03	\$ 140,000	DOR Ratio
2	616690	0060	5/19/03	\$ 209,000	EXEMPT FROM EXCISE TAX
2	682410	0150	7/8/02	\$ 100,000	DOR Ratio
2	682410	0205	11/26/03	\$ 96,671	DOR Ratio
2	730890	0035	5/14/03	\$ 360,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	730890	0280	5/20/02	\$ 259,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	730890	0330	3/12/03	\$ 105,750	QUIT CLAIM DEED; STATEMENT TO DOR DOR Ratio
2	730890	0500	8/11/03	\$ 220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
2	730890	0685	2/19/02	\$ 300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	891050	0032	7/25/03	\$ 430,000	Property assessed is different than property sold
2	891050	0138	7/12/02	\$ 308,512	NO MARKET EXPOSURE
2	891050	0570	2/14/03	\$ 299,950	RELOCATION - SALE BY SERVICE
2	891050	0570	2/14/03	\$ 299,950	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	914410	0157	11/10/03	\$ 259,950	NON-REPRESENTATIVE SALE
2	914410	0287	12/26/03	\$ 320,000	RELOCATION - SALE TO SERVICE
2	914410	0388	2/5/03	\$ 75,411	STATEMENT TO DOR
2	915810	0040	5/28/02	\$ 268,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	949820	0055	4/18/02	\$ 225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
2	949820	0056	6/16/03	\$ 100,000	DOR Ratio
4	178550	0063	8/15/03	\$ 133,498	PARTIAL INTEREST (103, 102, Etc.)
4	192604	9257	3/1/02	\$ 75,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	192604	9415	5/8/02	\$ 130,000	NO MARKET EXPOSURE
4	434380	0095	6/25/02	\$ 150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
4	614010	0185	2/10/03	\$ 76,762	STATEMENT TO DOR
4	614010	0540	6/26/02	\$ 248,315	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	614010	0609	7/22/03	\$ 269,950	Unfinished Area
4	614010	0625	10/8/02	\$ 170,000	Unfinished Area
4	614060	0100	11/19/03	\$ 333,000	NO MARKET EXPOSURE
4	614060	0163	8/18/03	\$ 276,000	Obsol
4	614110	0185	9/20/03	\$ 117,186	RELATED PARTY, FRIEND, OR NEIGHBOR
4	614110	0525	2/20/02	\$ 61,606	RELATED PARTY, FRIEND, OR NEIGHBOR
4	614110	0707	8/15/03	\$ 350,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	614160	0120	11/18/03	\$ 389,000	Property assessed is different than property sold
4	637850	0230	9/17/02	\$ 340,000	Property assessed is different than property sold
4	863060	0055	2/27/02	\$ 285,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
4	891100	0080	6/24/03	\$ 210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	026300	0160	2/25/02	\$ 230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	078900	0185	9/4/02	\$ 203,600	NO MARKET EXPOSURE
5	078900	0185	10/27/03	\$ 390,000	Property assessed is different than property sold
5	078900	0280	4/10/03	\$ 288,000	Unfinished Area
5	078900	0475	10/24/02	\$ 130,000	Unfinished Area
5	130630	0130	5/9/03	\$ 149,900	BANKRUPTCY - RECEIVER OR TRUSTEE
5	130630	0130	3/17/03	\$ 140,148	NO MARKET EXPOSURE
5	152930	0095	12/9/03	\$ 400,000	TEAR DOWN
5	153230	0005	10/15/03	\$ 384,250	Property assessed is different than property sold
5	229140	1540	3/20/02	\$ 190,000	NO MARKET EXPOSURE
5	291720	0215	2/12/02	\$ 315,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
5	291720	0395	7/17/02	\$ 55,789	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
5	291720	0670	3/11/02	\$ 25,555	QUIT CLAIM DEED; STATEMENT TO DOR
5	312604	9051	6/25/02	\$ 295,000	Property assessed is different than property sold
5	312604	9116	8/23/02	\$ 260,000	Obsol
5	312604	9194	12/12/03	\$ 110,576	DOR Ratio
5	312604	9256	4/25/02	\$ 130,000	NO MARKET EXPOSURE
5	312604	9409	3/14/02	\$ 129,000	QUIT CLAIM DEED DOR Ratio
5	364510	0175	6/13/03	\$ 70,623	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
5	364510	0310	11/14/02	\$ 325,000	SEGREGATION AND/OR MERGER
5	604640	0215	1/23/03	\$ 130,000	NO MARKET EXPOSURE
5	604640	0585	6/14/02	\$ 105,000	PARTIAL INTEREST (103, 102, Etc.)

Improved Sales Removed from this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
5	614560	1255	4/18/02	\$ 185,500	NO MARKET EXPOSURE
5	614560	1289	1/10/03	\$ 190,000	NO MARKET EXPOSURE
5	614560	1457	9/10/03	\$ 150,767	DOR Ratio
5	614560	1970	6/21/02	\$ 131,600	NO MARKET EXPOSURE
5	614560	2020	5/7/03	\$ 140,000	DOR Ratio
5	614560	2140	7/24/03	\$ 57,151	QUIT CLAIM DEED DOR Ratio
5	614560	2160	9/23/02	\$ 167,900	Limited Representation
5	614560	2425	12/9/03	\$ 184,000	NO MARKET EXPOSURE
5	614560	2445	11/22/02	\$ 160,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	643150	0163	12/15/03	\$ 280,000	GOVERNMENT AGENCY
5	643150	0202	7/8/02	\$ 133,078	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
5	643150	0280	1/7/03	\$ 254,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
5	891100	0460	5/27/03	\$ 325,000	Property assessed is different than property sold
5	926670	0175	11/25/03	\$ 86,345	DOR Ratio
5	926670	0719	7/17/03	\$ 273,000	Unfinished Area
5	946520	0115	7/11/03	\$ 185,000	NO MARKET EXPOSURE
5	946520	0290	10/22/03	\$ 290,000	Obsol
5	946520	0295	10/14/02	\$ 64,606	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
8	094500	0225	7/3/02	\$ 72,355	RELATED PARTY, FRIEND, OR NEIGHBOR
8	094500	0540	9/22/03	\$ 274,950	Unfinished Area
8	094500	0550	10/1/02	\$ 210,000	Property assessed is different than property sold
8	094600	0140	12/12/02	\$ 120,287	PARTIAL INTEREST (103, 102, Etc.)
8	094600	0195	2/22/02	\$ 145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	094600	0260	9/17/02	\$ 239,950	Imp Count
8	117200	0175	6/23/03	\$ 170,000	NO MARKET EXPOSURE
8	158860	0066	3/5/03	\$ 157,920	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	158860	0155	5/2/02	\$ 252,100	RELOCATION - SALE BY SERVICE
8	158860	0155	5/2/02	\$ 252,100	RELOCATION - SALE TO SERVICE
8	186240	0195	2/20/03	\$ 210,000	Diagnostic Outlier
8	186240	0256	1/10/02	\$ 245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
8	186240	0266	5/8/02	\$ 79,084	DOR Ratio
8	186240	0315	12/20/02	\$ 78,009	PARTIAL INTEREST (103, 102, Etc.)
8	186240	0435	7/10/03	\$ 47,000	DOR Ratio
8	186240	0450	12/19/03	\$ 399,950	Property assessed is different than property sold
8	211770	0075	1/14/03	\$ 70,991	PARTIAL INTEREST (103, 102, Etc.)
8	235680	0005	10/31/02	\$ 238,000	BANKRUPTCY - RECEIVER OR TRUSTEE
8	235680	0030	9/30/02	\$ 304,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	250800	0010	5/8/02	\$ 167,693	QUIT CLAIM DEED; STATEMENT TO DOR
8	250800	0205	12/24/02	\$ 95,626	PARTIAL INTEREST (103, 102, Etc.)
8	268810	0010	5/16/02	\$ 210,000	Property assessed is different than property sold
8	268810	0074	8/5/02	\$ 355,000	FORCED SALE
8	270560	0061	6/26/02	\$ 200,000	NON-REPRESENTATIVE SALE
8	270560	0061	10/25/02	\$ 222,500	QUIT CLAIM DEED
8	270560	0083	8/29/03	\$ 210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	277660	0035	10/27/03	\$ 310,000	Imp Count

Improved Sales Removed from this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	277660	0038	4/24/02	\$ 200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	291470	0165	9/4/03	\$ 164,500	Diagnostic Outlier
8	291470	0380	1/3/02	\$ 165,000	Imp Count
8	291520	0205	2/26/02	\$ 123,010	DOR Ratio
8	292070	0041	3/4/03	\$ 133,767	RELATED PARTY, FRIEND, OR NEIGHBOR
8	292070	0085	8/29/02	\$ 140,000	NO MARKET EXPOSURE
8	330070	0084	3/21/02	\$ 251,000	EXEMPT FROM EXCISE TAX
8	330070	0410	9/25/02	\$ 165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	330070	0735	9/25/02	\$ 122,740	NON-REPRESENTATIVE SALE
8	330070	0850	6/13/02	\$ 125,000	DOR Ratio
8	330070	1020	4/14/03	\$ 87,713	DOR Ratio
8	330070	1215	5/2/02	\$ 229,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	330070	1460	11/10/03	\$ 115,000	DOR Ratio
8	350110	0230	3/18/03	\$ 299,995	Property assessed is different than property sold
8	350160	0060	8/7/02	\$ 230,000	Property assessed is different than property sold
8	350160	0095	2/25/03	\$ 160,000	NO MARKET EXPOSURE
8	350160	0095	9/8/03	\$ 220,000	Property assessed is different than property sold
8	362603	9065	7/29/02	\$ 525,000	SEGREGATION AND/OR MERGER
8	362603	9070	10/28/02	\$ 416,000	SEGREGATION AND/OR MERGER;
8	362603	9181	8/5/03	\$ 355,000	Property assessed is different than property sold
8	362603	9238	9/30/02	\$ 205,000	NON-REPRESENTATIVE SALE
8	362603	9356	2/26/03	\$ 329,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	362603	9405	8/11/03	\$ 355,000	Property assessed is different than property sold
8	394190	0071	5/14/02	\$ 289,950	Unfinished Area
8	394190	0084	5/16/02	\$ 219,450	NON-REPRESENTATIVE SALE
8	617090	0015	9/10/02	\$ 190,000	NON-REPRESENTATIVE SALE
8	618470	0050	2/14/02	\$ 245,000	Property assessed is different than property sold
8	618470	0075	12/24/03	\$ 200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	663890	0065	1/14/03	\$ 295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	663890	0080	3/3/03	\$ 80,000	DOR Ratio
8	759570	0005	6/26/02	\$ 90,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	759570	0050	3/25/02	\$ 120,000	NO MARKET EXPOSURE
8	759570	0060	10/16/03	\$ 150,000	Property assessed is different than property sold
8	759570	0145	10/16/02	\$ 289,500	Property assessed is different than property sold
8	759570	0190	12/31/02	\$ 24,602	RELATED PARTY, FRIEND, OR NEIGHBOR
8	759570	0190	12/31/02	\$ 24,602	PARTIAL INTEREST (103, 102, Etc.)
8	781870	0050	4/12/02	\$ 245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	781870	0390	3/12/03	\$ 225,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	781870	0500	7/22/03	\$ 253,000	SEGREGATION AND/OR MERGER
8	781870	0505	9/18/03	\$ 130,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	923240	0030	5/20/02	\$ 223,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	923290	0115	3/14/02	\$ 20,000	QUIT CLAIM DEED DOR Ratio
8	926820	0031	5/23/03	\$ 235,450	Property assessed is different than property sold
8	926820	0077	8/19/02	\$ 285,000	Obsol
8	926820	0330	3/22/02	\$ 117,785	QUIT CLAIM DEED; STATEMENT TO DOR

Improved Sales Removed from this Annual Update Analysis

Area 5

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	926820	0400	3/8/02	\$ 220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
8	926820	0445	1/24/02	\$ 56,946	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
8	926820	0455	1/21/02	\$ 57,500	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
8	926820	0605	9/10/03	\$ 259,900	Property assessed is different than property sold
8	926820	0680	4/10/02	\$ 150,000	Diagnostic Outlier
8	926820	0681	6/5/02	\$ 265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	926820	0720	6/25/03	\$ 77,035	RELATED PARTY, FRIEND, OR NEIGHBOR DOR Ratio
8	926820	0735	5/24/02	\$ 2,550	PARTIAL INTEREST (103, 102, Etc.)



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

A handwritten signature in black ink that reads "Scott Noble".

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr